

Services
Mains water, electricity and drainage is to a septic tank.

Extras
All carpets, fitted floor coverings, curtains and blinds. A washing machine and a dishwasher.

Heating
Electric heating.

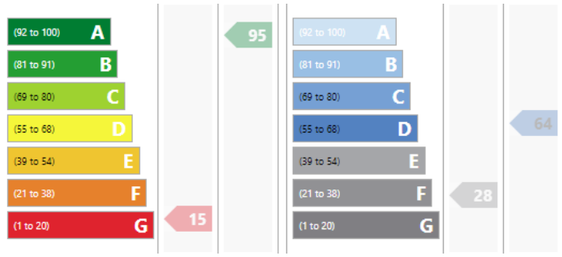
Glazing
Double glazing throughout.

Council Tax Band
C

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £300,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



£75,000 BELOW HOME REPORT VALUATION

4 Paws Cottage
Aultbea, Achnasheen
IV22 2JB

An opportunity to purchase a detached two bedroomed cottage with a detached one bedroom annex on the west coast of Scotland.

FIXED PRICE: £225,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Detached Cottage + Annex
3 Bedrooms
2 Receptions
2 Bathrooms
Electric
Garden
Garage + Outbuildings
Solar Panels


Kitchen


Conservatory


Lounge


Bedroom One



Property Description

4 Paws Cottage is a two bedroomed detached cottage which is fully double glazed, has solar panels and boasts views over the countryside and beyond, as well as having a gated driveway that can fit several cars and viewing is highly recommended to fully appreciate the size of the accommodation within. The property has an entrance vestibule, off which leads to the spacious lounge, which has a feature wood burning stove on a slate hearth, a kitchen, a bedroom (which is currently being utilised as on office), a principle bedroom which boasts mirrored wardrobes and an en-suite shower room, a conservatory and a WC. The kitchen comprises wall and base mounted units with splashback tiling, a 1 ½ stainless steel sink with mixer tap and drainer, an integrated electric oven/grill, an electric hob and included in the sale is the washing machine and dishwasher. The detached annex is situated to the front of the property, and comprises an entrance hall which leads to the kitchen/diner, a bathroom and a double bedroom and boasts electric heating.

Externally, there is a wrap around garden which is laid to a combination of patio and lawn. There are several outbuildings, a detached garage, a summer house (all of which have power and lighting), a decking area which is perfectly positioned to enjoy the sunshine and a pool which has a cover and is heated by Calor gas and an air source heat pump. The pool is not currently in use.

Located in a rural settling in Aultbea, approximately 2 miles outside the village of Laide which is situated on the southern shore of Gruinard Bay, having a local shop and post office, while Ullapool is within commuting distance and offers a wide range of amenities including a supermarket, restaurants, and retail outlets. Inverness is approximately 50 miles away and has transfer links from the airport and railway stations.







Rooms & Dimensions

Entrance Vestibule
Approx 1.94m x 1.65m

Lounge
Approx 4.29m x 5.29m

Kitchen
Approx 3.98m x 2.38m

Conservatory
Approx 9.30m x 3.34m

WC
Approx 1.01m x 1.20m

Bedroom One
Approx 3.47m x 3.43m

En-Suite Shower Room
Approx 1.51m x 1.92m

Bedroom Two/Study
Approx 4.67m x 2.71m

Annex

Kitchen/Diner
Approx 2.97m x 2.99m

Bedroom
Approx 2.99m x 2.99m

Bathroom
Approx 1.61m x 2.02m

Garage
Approx 5.81m x 3.48m

Outbuilding
Approx 2.47m x 2.59m

Work Shop
Approx 3.12m x 6.60m





4 Paws Cottage, Aultbea, Achnasheen, IV22 2JB