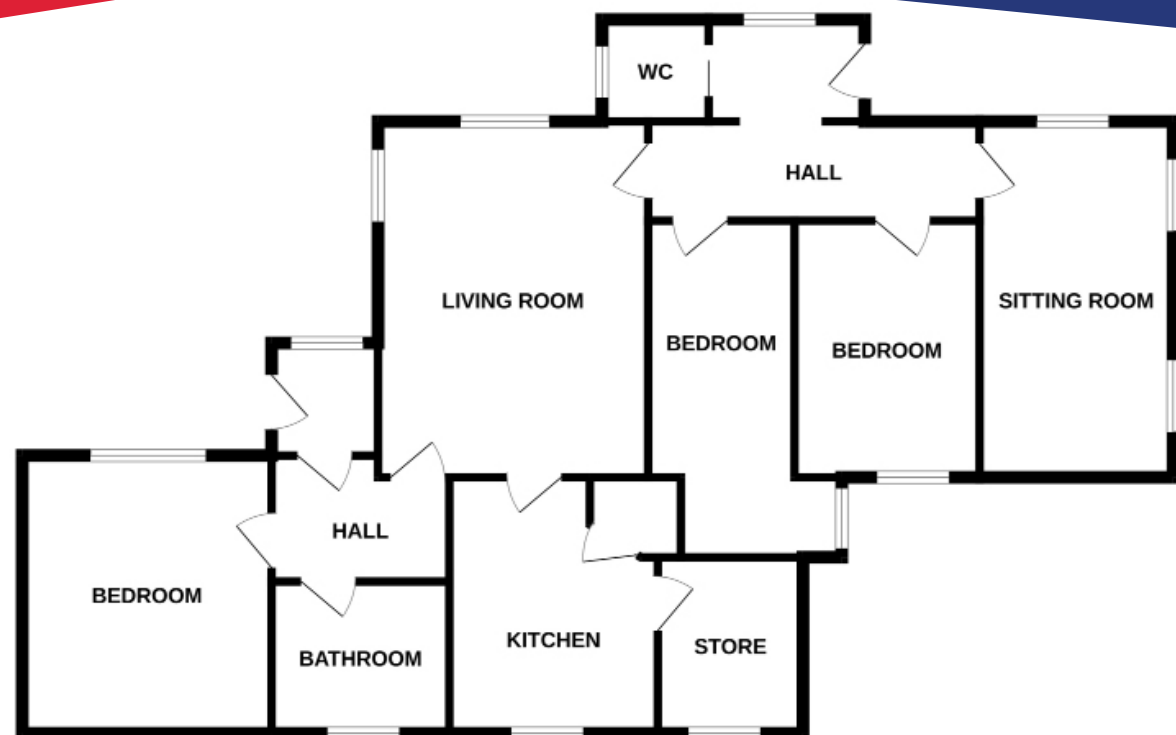




#### Services

Mains electricity and water. Drainage is to a septic tank.

#### Extras

All carpets, fitted floor coverings, blinds, white goods and two caravans.

#### Heating

Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

B

#### Viewing

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

#### Entry

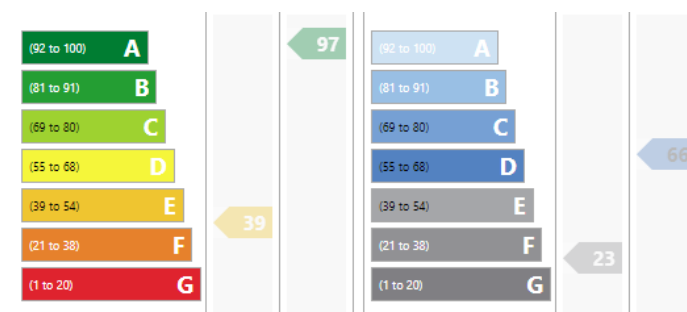
By mutual agreement.

#### Home Report

Home Report Valuation - £225,000  
 A full Home Report is available via Munro & Noble website.

#### Directions

Drive down into the village, taking a left at the crossroads, towards the shore. Pass a small track on your left saying "Lily Lodge" and as you continue down the road, Ben Bhraggie is located just on the left hand side.



**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.



**HOME REPORT VALUATION £225,000**

## Ben Bhraggie Diabaig, Torridon IV22 2HE

*This three bedroomed detached bungalow occupies a plot stretching to 0.3 acres, with stunning views over Loch Torridon.*

**FIXED PRICE: £160,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Kitchen



Bathroom



Bedroom Two



Bedroom Three





Property Description

Munro & Noble are delighted to present this rare opportunity to purchase a quaint three bedroomed, detached bungalow with garden grounds, located in the picturesque village of Diabaig in Torridon, on the beautiful West coast of Scotland. Occupying an elevated and peaceful position which extends to 0.3 acres, Ben Bhraggie also benefits double glazed windows, electric heating, and stunning views over Loch Torridon and the surrounding countryside. The property itself requires modernisation, but once complete, will suit a variety of potential purchasers and could be used as an excellent holiday let or a cosy family home. The accommodation within is generous in size and comprises an entrance vestibule and entrance hall, a living room with open fire, a further sitting room with electric fire, three double bedrooms, a kitchen with study off and a porch. The kitchen is fitted with a number of wall and base mounted units with worktops, and has a stainless steel sink with taps and drainer. Free-standing appliances included in the sale comprise a washing machine and an electric cooker. Completing the accommodation is the bathroom which has a wash hand basin, a WC and bath with electric shower, all finished with complimentary tiling.

Externally, there is a tarmac driveway which provides parking for two vehicles, and sited within the grounds is an outbuilding and two caravans which are included in the sale. The sizeable garden is a combination of mature trees and hedges, with fencing and walling forming the boundaries. Early viewing of this home is essential to appreciate the idyllic location and all the potential is has to offer.

Diabaig is a coastal fishing and crofting township in Wester Ross in the North West Highlands of Scotland. It lies on the northern shores of upper Loch Torridon, and beneath the mountain ridges of Ben Alligin. The village has a restaurant, and further amenities can be found nearby in Torridon which include a general store/cafe, a medical practice, a community centre/cafe (offering evening meals) and an excellent restaurant and bar can be found across the Loch at the Torridon Hotel. Torridon is situated on the west coast of Scotland, approx. 70 miles to the west of Inverness. The area is a magnet for climbers, with 6 Munros (Scottish mountains over 3,000 ft) in the immediate area, and also nature lovers. The scenery is dramatic and considered to embody the North West Highland landscape, and the property itself also lies in close proximity to the North Coast 500 route.



Rooms & Dimensions

Entrance Vestibule  
Approx 1.36m x 1.50m

WC  
Approx 0.83m x 1.43m

Entrance Hall

Sitting Room  
Approx 2.72m x 4.86m

Bedroom Two  
Approx 2.18m x 5.04m

Bedroom Three  
Approx 2.61m x 3.81m

Lounge  
Approx 4.86m x 3.12m

Kitchen  
Approx 3.56m x 2.35m\*

Study  
Approx 2.24m x 2.32m

Rear Hall

Bathroom  
Approx 2.43m x 2.13m

Bedroom One  
Approx 3.50m x 3.99m

Porch

\*At widest point

