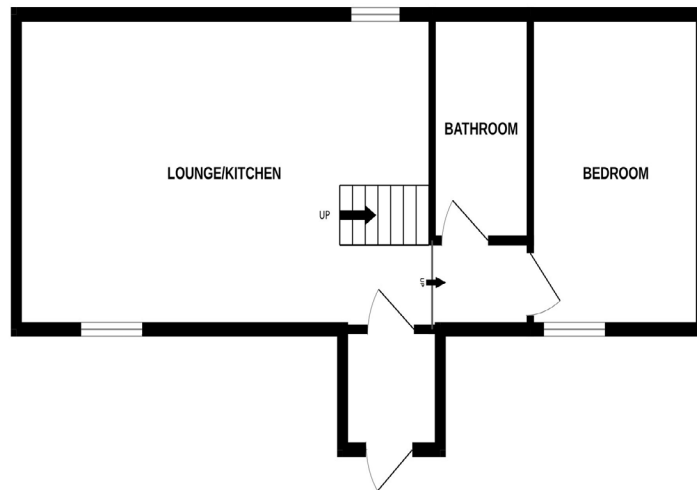
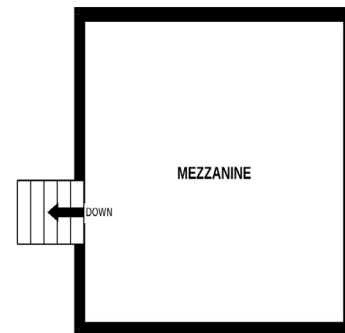


GROUND FLOOR



1ST FLOOR



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor covering, curtains and blinds. Rugs, one sofa, fridge-freezer, cooker and washing machine. Two single beds, a double bed, two bedside cabinets, a blanket box and wardrobe. The boat is not for sale and will be removed prior to settlement.

Heating

There is a solid fuel stove located in the lounge with a back boiler and an electric panel heater in the bedroom.

Glazing

Double glazed windows.

Council Tax Band

B

Viewing

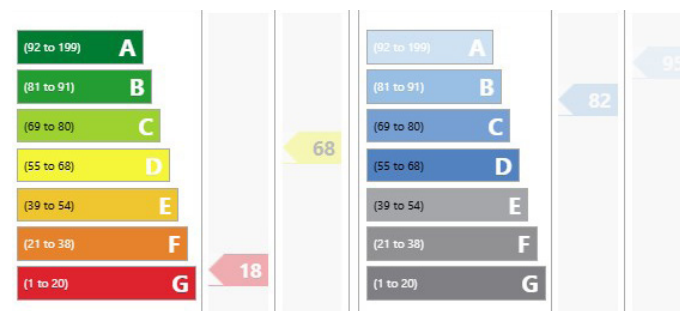
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000
 A full Home Report is available via Munro & Noble website.



4 Bulnaluib Aultbea, Achnasheen IV22 2JH

A charming, one bedroomed, detached cottage with garden grounds and off-road parking, located in the sleepy village of Aultbea.

OFFERS OVER £148,000

📍 The Property Shop, 20 Inglis Street, Inverness

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Property Overview



Detached Cottage



1 Bedroom



1 Reception



1 Bathroom



Partial Electric



Garden



Off-Road Parking

Open Plan Lounge/Kitchen/Diner



Property Description

Nestled in the tranquil countryside in the scenic village of Aultbea on the North West coast of Scotland, and enjoying sensational views towards Loch Ewe, 4 Bualnaluib is one bedroomed, detached cottage with wraparound garden and occupies a secluded position which will appeal to many. The accommodation is spread over two floors and although the property requires modernisation, once complete, will attract a number of purchasers and viewing is encouraged to appreciate all the property has to offer, as well as its stunning location. Internally, the ground floor comprises a front porch, which in turn leads to the open plan, double aspect lounge, kitchen and diner. This bright and spacious room features a wood burner stove, perfect for cosy evenings indoors, and provides ample space for a good sized table and chairs for dining and entertaining. The kitchen overlooks the rear garden grounds and has base mounted units, and a stainless steel sink with drainer and taps. Located here and included in the sale is a fridge-freezer and washing machine. Off the lounge, a small hallway gives access to the bathroom which has a wash hand basin, a W/C and a bath with mains shower over, and the bedroom which has a window to the front elevation. From the kitchen area, a fitted staircase rises to the first floor accommodation. This versatile space is currently used as a second bedroom, and has a combed ceiling, and window to the side elevation. The property has double glazed windows, and no fixed heating, but does benefit from a wood burner stove, and one electric panel heater in the bedroom. Externally, the garden surrounds the property and are laid to lawn, while being enclosed by mature trees and hedges, ensuring privacy. Within the grounds can be found a shed, a log store and a well positioned patio area, perfect for enjoying the outdoors and warm summer days. A small burn runs close by to the rear of the property and stunning views can be enjoyed from all angles of the garden. The west coast of Scotland is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The coast is famous for its sailing, while inland mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. Aultbea is in the heart of this landscape with easy access to the very best it has to offer. The village has a good range of amenities including a general store, post office, hotel, doctor's surgery and garage. There is a primary school at Bualnaluib, one mile from Aultbea, and secondary schooling is in Gairloch for which there is a free bus service. Further shops and amenities are available in Gairloch, Ullapool and Dingwall, while Inverness has all the facilities of a major city, including its airport with regular flights to the south and Europe.

Open Plan Lounge/Kitchen/Diner



Bathroom



Bedroom One



Rooms & Dimensions

Entrance Porch

Approx 2.70m x 1.80m

Open plan

Lounge/Kitchen/Diner

Approx 6.63m x 3.83m

Mezzanine Area

Approx 3.42m x 4.70m

Bathroom

Approx 1.57m x 2.94m

Bedroom One

Approx 3.81m x 2.86m

Mezzanine Area

