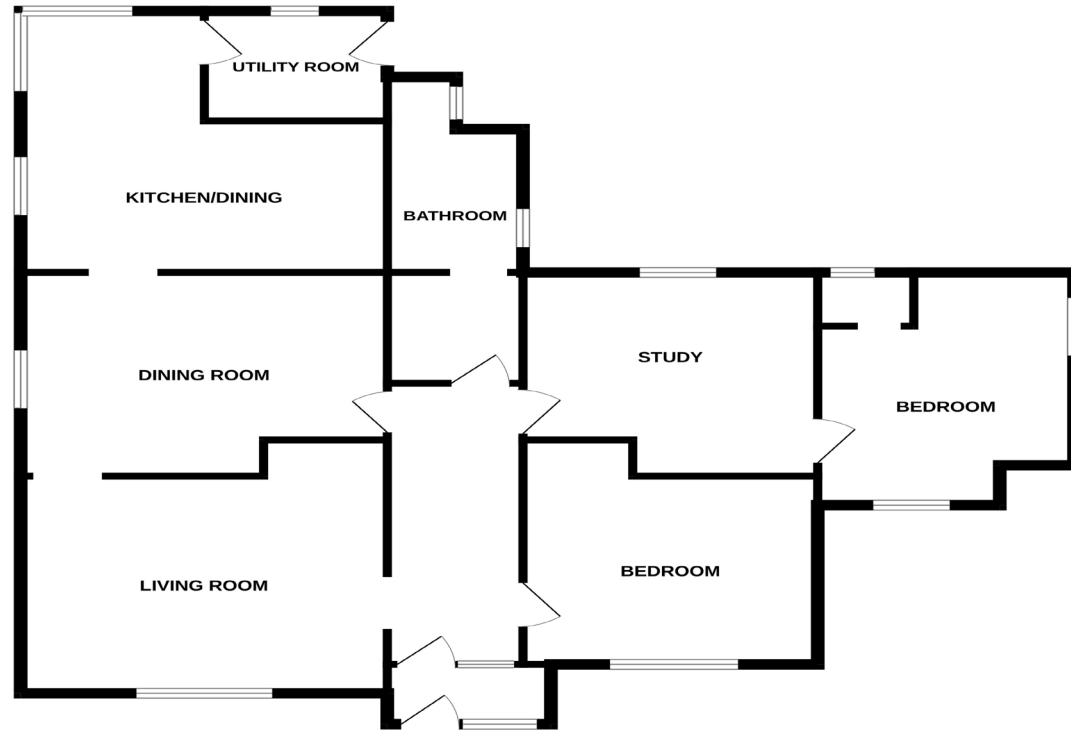




Services

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

Extras

All carpets, fitted floor coverings, a tumble dryer, a washing machine, a fridge-freezer and an electric cooker which is sold as seen.

Heating

Oil fired central heating.

Glazing

Mixed glazing throughout.

Council Tax Band

D

Viewing

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

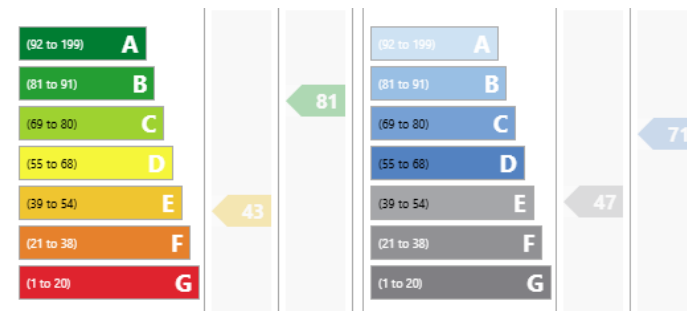
Entry

By mutual agreement.

Home Report

Home Report Valuation - £290,000

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.



Cuilgorm Lecknasaide, Gairloch IV21 2AP

An attractive, two bedroomed detached bungalow with surrounding garden grounds, which is situated just outside the popular coastal village of Gairloch on the West Coast of Scotland.

OFFERS OVER £288,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached Bungalow



2 Bedrooms



3 Receptions



1 Bathroom



Oil



Garden



Outbuildings



Carport

Kitchen



Kitchen



Kitchen



Utility Room



Dining Room



Bedroom One



Bedroom Two





Lounge

Property Description

Quietly positioned in picturesque setting, and affording stunning views over Loch Gairloch as well as being situated in close proximity to the sea. Cuilgorm is a charming, two bedroomed detached bungalow that is situated in a rural community, approximately 5 miles from the village of Gairloch on the desirable West Coast of Scotland. Occupying a generous and mature plot, the property also has a number of pleasing features including oil fired central heating, mixed glazing, off-street parking, single garage, a workshop and a double car port. As you enter the accommodation, you are greeted with a bright entrance vestibule, will guides you into the welcoming hallway. From here, you enter the front facing lounge which features a wood burning stove set on a slate hearth, and is the perfect spot for enjoying cosy nights indoors. This room flows into the dining room, which has an impressive, neatly stacked log store and located directly beside this room is the well equipped kitchen. Fitted with ample wall and base mounted units, splashbacks, and a ½ stainless steel drainer and mixer tap, this bright and airy double aspect room also features a freestanding Rangemaster cooker and a fridge-freezer which is included in the sale price. The utility room lies to the rear, giving access the garden and includes a washing machine and tumble dryer. Along the hallway, there is a spacious office which could function as a family snug, a further bedroom, a play room and two double bedrooms, both of which are bright and overlook the surrounding garden grounds. This lovely home is completed by the stylish bathroom, which is accessed via spacious inner vestibule that is cleverly utilised coat room . It comprises a wash hand basin, WC, a bath, and a fully tiled shower cubicle with electric Mira shower.

The gated property is fully enclosed by fencing and has a gravel driveway that provides off-road parking and turning for a number of vehicles and leads to the detached workshop and double car port. Sited to the front elevation is a single garage and a timber shed, whilst there is a further separate garden area to the side elevation which is landscaped in nature. The majority of the garden is laid to lawn, and hosts a number of mature trees, offering privacy and a number of flowers and shrubs.

Located on the dramatic west coast of the Scottish Highlands, Gairloch is a vibrant village renowned for its sweeping sea views, sandy beaches, and majestic mountain backdrop. The area offers a unique blend of natural beauty and community warmth, making it a highly desirable location for permanent living, holiday retreats, and investment opportunities. The location is ideal for outdoor enthusiasts, offering hillwalking, kayaking, fishing, and wildlife spotting right on the doorstep. The village provides a wide range of amenities, including shops, a pharmacy, cafes, restaurants, and a well-regarded primary and secondary school. Gairloch also boasts a golf course, museum, and popular tourist attractions.



Office



Bathroom



- Rooms & Dimensions
- Entrance Vestibule

Approx 2.14m x 1.01m
- Entrance Hall
- Lounge

Approx 4.79m x 4.11m
- Dining Room

Approx 4.17m x 2.99m
- Kitchen

Approx 4.23m x 4.51m
- Utility Room

Approx 1.68m x 1.88m
- Inner Vestibule
- Bathroom

Approx 2.12m x 3.41m
- Office

Approx 3.43m x 3.81m
- Bedroom Two

Approx 3.25m x 3.83m
- Bedroom One

Approx 3.34m x 4.66m
- Workshop

Approx 4.67m x 5.76m

