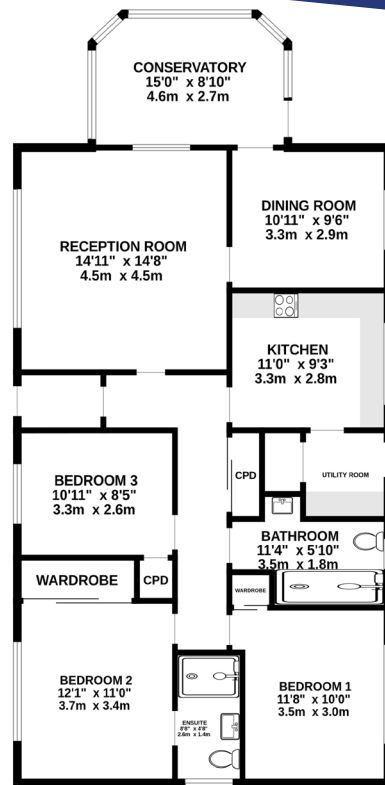




Services

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

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. All furniture is included in the sale.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Entry

By mutual agreement.

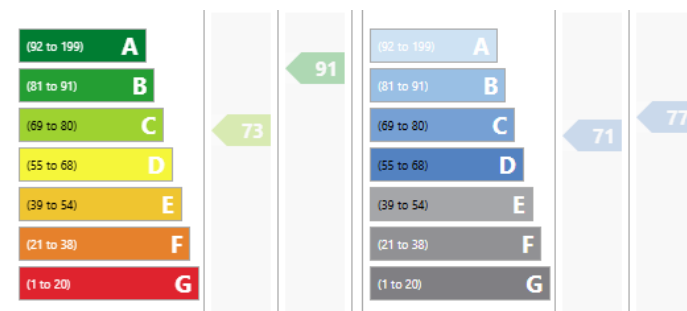
Viewing

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

Home Report

Home Report Valuation - £260,000

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.



Newcroft Elphin, Lairg IV27 4HH

Munro and Noble are delighted to present this three bedroomed bungalow boasting oil fired central heating, double glazed windows, and breathtaking views.

OFFERS OVER £260,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



Detached Bungalow



3 Bedrooms



2 Receptions



Conservatory



2 Bathrooms



Oil



Garden



Kitchen



Kitchen



Utility Room



Dining Room



Bathroom



Bedroom One



Bedroom One En-Suite Shower Room



Lounge



Property Description

Comfortably nestled between the surrounding countryside, and neighbouring hills, Newcroft is a spacious three bedroomed bungalow with extensive garden grounds that benefits from breathtaking views, double glazed windows and oil fired central heating. Viewing of this property is essential, not only to appreciate the tranquil setting but the accommodation within. Internally, the living space is spread over one level and offers a wealth of features including a well positioned conservatory, an en-suite shower room, tiled flooring and a fully fitted kitchen. Inside, a welcoming front vestibule and hallway leads to the lounge that hosts a wood burning stove on a slate hearth and has a large window to the front elevation that bathes the room in natural light as well as having a fantastic views over the hills of Elphin, and the dining room that comfortably fits a family sized dining table. Further to this is the conservatory, which lies to the side elevation and takes full advantage of the light and views, providing the perfect spot to sit on a spring morning and admire the landscape. The kitchen is fully fitted with wall and base mounted units with worktops and splashback tiling and has a Belfast sink with mixer tap and drainer. There is an integrated electric hob with extractor over, an electric oven and a dishwasher. This rooms gives access to the utility room, which has a cupboard and counter space, and washing machine and tumble dryer, both of which are included in the sale. Access to the rear elevation is gained from here. Down the hall, there are three double bedrooms all with fitted storage, while the principal bedroom has the advantage of an en-suite shower room. Completing the accommodation is the partially tiled bathroom which comprises a wash hand basin, a WC and a bath with shower over. Outside, the bungalow occupies a generous plot extending to 0.4 acres, and afford breathtaking views from all angles. The front elevation is laid to gravel and is surrounded by lawn, shrubs and mature trees, whilst the driveway offers ample off-road parking for numerous vehicles. To the rear can be found a split level garden, featuring raised beds, two wooden sheds and a useful outdoor tap. This area is mostly laid to lawn, with a further gravel area keeping things low maintenance. Elphin is a small hamlet approximately 15 miles from Ullapool with local primary schooling being located at Lochinver and secondary schooling being at Ullapool. Ullapool is an idyllic fishing village and popular tourist destination on the West Coast of Scotland. For a small population of just 1500, the village boasts an impressive range of amenities, as well as a wide array of outdoor activities, as well as being the ferry port for Stornoway. Locally owned shops, pubs, bookstores, cafes, restaurants, bottle shop and music venues offer Scottish hospitality, and Tesco Supermarket, post office, bank, leisure centre, museum, gallery, golf course and tourist information centre offer additional services.



Bedroom Two



Bedroom Three

Rooms & Dimensions

Entrance Vestibule
Approx 1.57m x 1.65m

Entrance Hall

Lounge
Approx 4.47m x 4.62m

Dining Room
Approx 2.98m x 3.26m

Conservatory
Approx 4.47m x 2.69m

Kitchen
Approx 2.83m x 3.32m

Utility Room
Approx 1.90m x 1.87m

Bedroom One
Approx 3.67m x 3.33m

Bedroom One En-Suite
Shower Room
Approx 1.33m x 2.40m

Bedroom Two
Approx 3.07m x 3.54m

Bedroom Three
Approx 3.32m x 2.56m

Bathroom
Approx 3.40m x 1.28m

