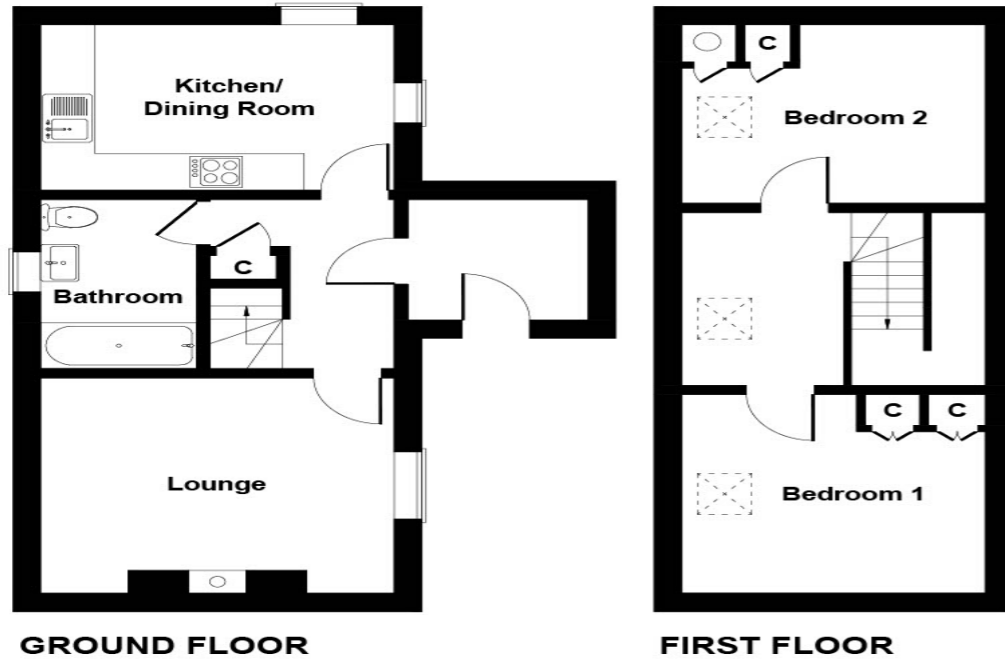


Poldubh, 131 Clachtoll, Lochinver



Services

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

Extras

All carpets, fitted floor coverings, curtains and white goods. Property is to be sold as seen, with all furnishings included. (Sofa bed also included)

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

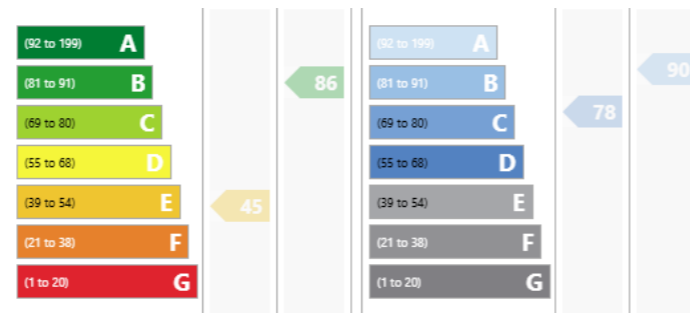
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £185,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.
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.

**Poldubh, 131 Clachtoll
 Lochinver, Sutherland
 IV27 4JD**

A delightful two bedroomed cottage, with outbuilding and has the benefit of views across the Assynt mountains, and the bay of Clachtoll.

OFFERS OVER £185,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555



Property Overview

- Detached Cottage
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Electric
- Garden
- Outbuilding
- Off-Road Parking

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Property Description

Nestled amidst some of Scotland's most breathtaking and dramatic Highland scenery, this charming detached traditional cottage offers a rare opportunity to secure a peaceful rural retreat. Overflowing with charm, you enter the property through the entrance porch, which leads to the hallway that provides access to the cozy lounge, well-appointed kitchen and bathroom. This home is warm and inviting, benefitting from electric storage heating, complemented by a multi-fuel stove located in the lounge. It also boasts double glazed windows for added comfort and efficiency. The bathroom is beautifully decorated by tiling and has a bath with shower over, a WC and a sink within a vanity unit. Completing the ground floor accommodation is the good-sized kitchen/diner which has space for a large table and chairs, perfect for home cooked meals and entertaining. This room features wooden farmhouse shaker-style wall and base units with natural solid stone Baltic brown granite worktops, splashback tiling, a stainless steel sink with mixer tap and drainer, a free-standing microwave and electric double oven cooker with extractor fan oven which is included in the sale. Integrated appliances include a washing machine/dryer, a dishwasher and a fridge-freezer. From the entrance hall, stairs rise to the fisherman's landing which can be utilised as a home office, perfect for those who work remotely. Off the landing can be found two bedrooms, both benefitting from Velux windows and fitted storage facilities.

Outside, the property truly shines as it has approximately 1/2 an acre of garden grounds which are closed by deer fencing. It also benefits from an attached steading, outbuilding storage and a vegetable patch. Poldubh is perfect for those seeking space, privacy, and a true and tranquil taste of the Highland lifestyle. A wonderful home, holiday escape, or investment opportunity in a spectacular setting. Clachtoll is a beautiful coastal village in Assynt, Sutherland, renowned for its pristine white sand beach, turquoise waters and dramatic rocky headlands. The area sits along the scenic B869 route and offers breathtaking views across the Bay of Clachtoll, with striking landmarks such as the famous Split Rock and nearby mountain vistas. Rich in natural and historical interest, Clachtoll features significant geological exposures and is part of the North West Highlands Geopark, showcasing ancient Lewisian Gneiss and Torridonian sandstone formations. It is also home to important archaeological sites, including the Iron Age Clachtoll Broch, whose stone walls still stand up to two metres high. Visitors can enjoy a stunning beach, a ranger hut with local wildlife and geology information, and the preserved salmon bothy and ice house, which highlight the village's crofting and fishing heritage. The area is a popular stop on the North Coast 500, offering a blend of rugged landscape, history, and unspoiled Highland beauty.



Rooms & Dimensions

- Entrance Porch
Approx 2.01m x 2.00m
- Entrance Hall
- Lounge
Approx 3.88m x 2.94m
- Bathroom
Approx 2.89m x 1.71m
- Kitchen/Diner
Approx 3.88m x 2.69m
- Landing
- Bedroom One
Approx 3.36m x 3.03m
- Bedroom Two
Approx 3.38m x 2.72m
- Outbuilding
Approx 3.98m x 3.72m

