

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

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

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

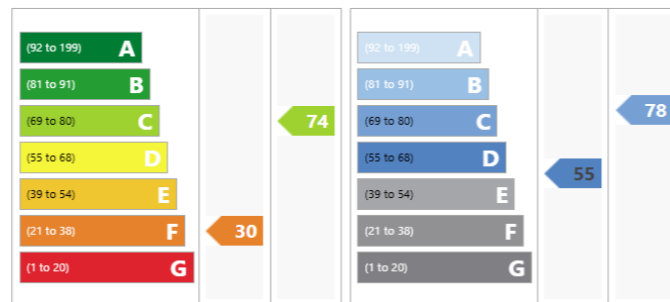
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

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



**I Cuaig
Arrina, Applecross
IV54 8XU**

A three bedroomed detached cottage, located in an area of stunning natural beauty.

OFFERS OVER £224,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached House
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Gas
- Garden
- Parking

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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Property Description

1 Cuaig is a detached three bedroomed cottage, which is located in a peaceful location and affords views over the surrounding hills and benefits from double glazed windows and gas central heating. The attractive accommodation is spread over two floors, and would make a lovely family home, and could also appeal for those looking for a property with holiday let potential, given its desirable location. Inside, the ground floor comprises an entrance hall (with two fitted cupboards), a cosy lounge with a feature coal fire set on a slate hearth within a tiled surround, a kitchen/dining room, a double bedroom and a shower room which is fitted with a shower cubical with electric shower, a WC and a wash hand basin. The well positioned kitchen/dining room is triple aspect, allowing a natural abundance of light to flood the room throughout the day. It is fitted with ample wall and base mounted units with worktops, has 1 1/2 stainless steel sink with mixer tap and drainer, and a useful breakfast bar for informal dining. The dining area offers excellent space for a dining table and chairs, and included in the sale is the free-standing electric cooker, washing machine, tumble dryer, dishwasher a small fridge and freezer. On the first floor there is a small landing which gives access to a further two bedrooms.

Externally, there is a generous, wraparound garden which is laid to lawn and is enclosed by wire fencing and walling. with a number of mature plants and trees. The garden features numerous plants and mature trees, and sited within the grounds are two stone derelict outbuildings. Gorgeous views can be enjoyed from all aspects of the garden over the neighbouring countryside. Early viewing is encouraged to appreciate all the delightful home has to offer.

The highly popular village of Applecross is approximately 11 miles away and local amenities in the village include a Post Office and the renowned Applecross Inn. The area is a highly popular tourist destination with a host of natural attractions on your doorstep, including The Sand Beach, Coral Bay Beach, hill walking, sailing and the famous Inverewe Garden, while the North Coast 500 also runs very close by. Additional facilities can be found in the village of Lochcarron, approx. 1 hour drive away and include a general store, hotels, cafes, small selection of retail outlets and golf course. Inverness, the main business and commercial centre in the Highlands is approximately a 2 hour drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



Shower Room



Bedroom Three

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.03m x 3.03m

Kitchen/Diner

Approx 4.26m x 6.11m

Bedroom Three

Approx 3.59m x 3.12m

Shower Room

Approx 0.89m x 2.64m

Landing

Bedroom Two

Approx 3.17m x 3.61m*

Bedroom One

Approx 3.33m x 3.61m*

*At widest point

