



Services

The property has no mains services but has electricity supplied via solar panels and a petrol fuelled generator; gas supplied via two bottled LPG cylinders and water supplied via two water tanks. Wastewater flows into a burn adjacent to the property, and the WC is a cassette unit which is manually emptied. Full details of the services can be found on the Home Report or can be supplied on request.

Extras

All carpets, blinds, fitted floor coverings, appliances, and furniture. Also included in the sale is a 13foot Pioneer dinghy with a 4HP Yamaha outboard motor.

Heating

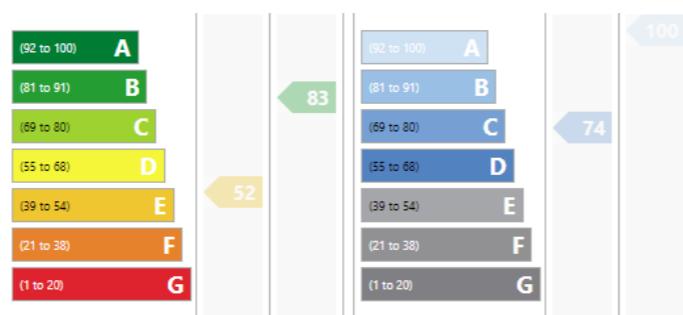
LPG gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A



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.



£20,000 UNDER HOME REPORT VALUATION

4 Isle Horrisdale Badachro, Gairloch IV21 2AD

A beautifully presented, two bedroomeed, detached cottage on the uninhabited Isle Horrisdale off the coast of Gairloch.

FIXED PRICE: £175,000

📍 The Property Shop, 20 Inglis Street, Inverness

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📠 01463 22 51 65

Property Overview



Detached
Cottage



2 Bedrooms



1 Reception



1 Shower
Room



Garden



LPG Gas



Solar Panels

Bedroom One



Bedroom One



Bedroom Two



Bedroom Two





Lounge/Kitchen/Dining Area



Lounge/Kitchen/Dining Area

Property Description

We are delighted to present this one of a kind, unique opportunity to purchase this stunning holiday home on the island of Horrisdale, off the coast of Badachro. 4 Isle Horrisdale is a two bedrooomed detached cottage that was fully rebuilt and modernised between 2015 and 2021. The renovation has been completed to a very high standard and has provided the property with a clean, light, modern feel but is still in keeping with the traditional style of the building. This property will perfectly suit anyone looking for an escape from the commotion of modern life, while providing all of the comforts one would expect from a fully equipped holiday home, such as double glazing, central heating, and full electrical services provided by solar panels and a generator. The internal accommodation opens into the open-plan kitchen/diner/lounge. This open living space is perfect for entertaining and features a wood burning stove and a fully equipped kitchen including a gas cooker with hob, under-counter, fridge splashbacks, base mounted units with worktops, and a stainless steel sink with mixer tap and drainer. Both the lounge and kitchen spaces have windows to the front elevation allowing for plenty of natural light. From the lounge, stairs lead up to the upstairs accommodation which consists of two double bedrooms and shower room. Both bedrooms are double aspect with Velux rooflights to the rear elevation which gives these rooms a bright and airy feel. The shower room features a walk-in shower, heated towel rail, WVC, and a pedestal wash hand basin.

Externally, the garden to the front elevation is laid to grass and is partially enclosed by mature trees, and sighted here are two garden sheds which are included in the sale. A fantastic extra which is included in the sale price is a 13foot Pioneer dinghy with a 4HP Yamaha outboard motor, with a mooring available on both the mainland and the island for the boat. Isle Horrisdale is an 80+ acre island off the coast of Badachro, Wester Ross. The island, which has no roads, was officially listed as uninhabited in 2011 by the National Records of Scotland and offers a true 'off-grid' experience. There are 6 privately owned dwellings on the island each of which has its own boat and mooring arrangements. Access is a short boat ride from Badachro Jetty. Horrisdale is located in an area of immense natural beauty and is perfectly situated for those that want to take advantage of the opportunities it presents to engage in a number of activities such as kayaking, sailing, paddleboarding, walks along some of Scotland's top beaches, and walks through the local nature reserves. The nearest town is Gairloch which is located approximately 8 miles away where a range of amenities can be found including a medical centre, bank, general store, petrol station, leisure and community centre, golf course, harbour and a selection of cafes and restaurants. The nearest city is Inverness, approximately 1.5 hours drive away.



Shower Room



Shower Room

Rooms & Dimensions

Entrance Hall

Lounge/Kitchen/Diner

Approx 3.60m x 8.85m*

Landing

Bedroom Two

Approx 3.57m x 2.78m

Shower Room

Approx 2.37m x 1.77m

Bedroom One

Approx 3.71m x 3.53m

(*At widest point)

Front Garden



View of Badachro from Horrisdale

