



#### Services

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

#### Heating

Electric central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

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

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £145,000  
A full Home Report is available via Munro & Noble website.

#### Disclaimer

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

#### Directions

<https://goo.gl/maps/wPiM5SaZR13zq2Pq5>



**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.



## HOME REPORT VALUATION £145,000

### The Mission Hall Cuaig, Applecross IV54 8XU

A one bedoomed detached cottage in the settlement of Cuaig, Strathcarron.

### OFFERS OVER £100,000

**📍** The Property Shop, 20 Inglis Street, Inverness

**✉️** [property@munronoble.com](mailto:property@munronoble.com)

**📞** 01463 22 55 33

**📠** 01463 22 51 65

#### Property Overview



Detached  
Cottage



1 Bedroom



1 Reception



Sun Room



1 Shower  
Room



Electric



Garden

**Lounge Area****Kitchen****Property Description**

The Mission Hall, is a one bedrooned detached cottage, it is well-proportioned throughout and requires modernisation, but once complete will suit a variety of potential purchasers. Viewing is recommended to appreciate the potential within. Benefiting from electric heating, double glazed windows, open plan living and views over the countryside and beyond. The accommodation within is spread over one floor and comprises an entrance vestibule, an open plan lounge/kitchen, with the lounge area having dual aspect windows and a feature wood burning stove on a tiled hearth, a sun room, an inner hall, a shower room and a bedroom with built in storage facilities. The kitchen area is fitted with wall and base mounted units and worktops, a 1 1/2 stainless steel sink with mixer tap and drainer, an electric oven/grill and an electric hob with extractor fan over.

Externally, there is a wrap-around garden which is laid to some mature shrubs and flowers and sited here is the garden shed. 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.

**Bedroom****Shower Room****Rooms & Dimensions**

Entrance Vestibule

Approx 1.14m x 1.75m

Lounge Area

Approx 4.79m x 3.88m

Kitchen

Approx 1.79m x 4.48m

Sun Room

Approx 3.49m x 3.20m

Inner Hall

Bedroom

Approx 2.85m x 2.86m

Shower Room

Approx 1.89m x 1.30m

**Sun Room**