



**CORRYVRECKAN
LOGGIE, LOCH BROOM
IV23 2SG**

NEW FIXED PRICE



*Detached 4 Bedroom
Property commanding
superb views
across Loch Broom*



- » HALL
- » LOUNGE
- » SITTING ROOM
- » REAR VESTIBULE
- » KITCHEN/DINING ROOM
- » UTILITY ROOM
- » BATHROOM
- » 4 DOUBLE BEDROOMS
(2 EN-SUITE)
- » OIL FIRED CENTRAL HEATING
- » DOUBLE GLAZING
- » DETACHED GARAGE
- » LARGE GARDEN
- » UNINTERRUPTED VIEWS ACROSS
LOCH BROOM

**YORK HOUSE
20 CHURCH STREET
INVERNESS**

**TELEPHONE
01463 253911**

www.propertyinverness.com



HSPC Ref: AN 01 - 29403

FIXED PRICE £250,000



DESCRIPTION

Peace, tranquillity and stunning scenery are the hallmarks of this desirable detached villa. Built circa 1993, this attractive home, which is set in a large well maintained garden boasts fantastic panoramic views across Loch Broom to the hills beyond. Benefiting from oil fired central heating and double glazing, there is a detached garage to the side and ample space for parking/turning. The feature open fire in the double aspect sitting room provides a very pleasing focal point whilst the nicely fitted and equipped kitchen has ample space for informal dining. The lounge with its feature wood lined ceiling is set on the first floor and takes full advantage of the lovely view on offer. All four bedrooms are well proportioned with two affording en-suite facilities. Early viewing is highly recommended.

LOCATION

Corryvreckan enjoys an enviable situation and appreciates fine views across the Loch to the hills beyond and is approximately 12 miles from Ullapool on the coast of Wester Ross-shire. Ullapool has many local amenities, including a leisure centre with swimming pool, a health centre, golf course, a large supermarket and many other shops. A large modern secondary school was built in 1999 and there is also a local primary school (school bus provided). Leisure pursuits such as sailing (The Loch Broom Sailing Club has an active seasonal calendar), hill walking and mountaineering, fishing etc. are all available near at hand. Inverness, the Highland's capital, is approximately 55 miles away.

DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Go past the Braemore junction and continue on the A835 for another 5 miles (approx.) and turn left at the signpost for Loggie. Go across the bridge and turn right at the crossroads at the sign for Loggie. Follow this road almost to the end – Corryvreckan is the second last house on the left hand side.

ACCOMMODATION

A path and steps lead to the front door. Outside light.

HALL **4.52m x 2.29m & 6.53m x 1.09m** **(14'10 x 7'6 and 21'5 x 3'7)**

Fitted carpet. Two radiators. Two ceiling lights. Smoke detector. Telephone point. Door to shelved linen cupboard with radiator (housing the consumer units). Doors to Sitting Room, Rear Vestibule, 3 Bedrooms and Bathroom. Carpeted stairs to upper floor accommodation.

SITTING ROOM **5.05m x 4.51m (16'7 x 14'10)**

Set to the front of the property with wide bay window appreciating a lovely aspect across the garden grounds, Loch Broom and beyond to the hills; roller blinds and curtains. Further window to the side overlooking the garden to Loch Broom beyond; roller blinds and curtains. The attractive open fire with decorative tiled inset, slate hearth and wooden surround provides a pleasing and cosy focal point. Fitted carpet. Radiator. Ceiling light. TV aerial point.



REAR VESTIBULE **3.10m x 0.97m (10'2 x 3'2)**

Entry from Hall via a glass panelled door. Tiled floor. Matwell. Radiator. Coat hooks. Ceiling light. Doors to Kitchen/Dining Room and Utility Room. Door to the rear garden.

KITCHEN/DINING ROOM **5.67m x 3.14m** **(18'7 x 10'4)**

Spacious double aspect room set to the rear of the property. Window to side enjoying views across the garden to Loch Broom beyond; roller blind. Further window to rear overlooking garden; roller blind and curtains. Range of wood fronted wall and base units incorporating a slot-in electric cooker with extractor hood above. Ample worksurface areas with tiling above. Inset one and a half bowl sink with mixer tap and drainer. Dishwasher and fridge. Vinyl flooring in the working kitchen and carpeting in the dining area. Radiator. Fluorescent strip light and pendant ceiling light.



UTILITY ROOM **2.20m x 1.57m (7'3 x 5'2)**

Window to rear; roller blind. Wood front base units. Ample work surface areas with inset stainless steel sink and drainer. Washing machine and tumble dryer. Vinyl flooring. Pendant ceiling light. Door to deep shelved cupboard (housing the Megaflo hot water tank).

BATHROOM **3.12m x 1.50m (10'3 x 4'11)**

Opaque window to rear, curtains. White suite incorporating WC, wash hand basin and bath with shower attachment. Tiling to ceiling height on all walls. Tiled floor. Radiator. Ceiling light. Extractor. Wall mirror. Shaving point/light.

BEDROOM 2 **3.29m x 3.13m (10'10 x 10'3)**
at widest

Window to rear overlooking the garden; roller blinds and curtains. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail. Door to further fitted wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light. Door to En-Suite.

**EN-SUITE SHOWER ROOM** **2.26m x 1.06m (7'5 x 3'6)**

Opaque window to side; roller blind. White suite incorporating WC, wash hand basin and shower cubicle with electric shower. Tiling to ceiling height on all walls. Fitted carpet. Radiator with towel rail. Ceiling light. Extractor. Wall mirror. Shaver point/light.

BEDROOM 3
3.34m x 3.28m (10'11 x 10'9)

Window to front overlooking garden to Loch Broom and hills beyond; roller blind and curtains. Door to wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.

**BEDROOM 4** **3.35m x 3.15m (11'0 x 10'4)**

Window to front overlooking garden to Loch Broom and hills beyond, roller blind and curtains. Door to fitted wardrobe with shelf and hanging rail. Fitted carpet. Radiator. Pendant ceiling light.



From the Hall, a carpeted staircase leads to the upper landing.

LANDING

Fitted carpet. Pendant ceiling light. Hatch to loft. Doors to Lounge and Master Bedroom.

**LOUNGE** **6.52m x 4.16m (21'4 x 13'8)**

Entry via a glass panelled door. This is a well proportioned room triple aspect room with feature wood lined ceiling. Dormer window to front enjoying superb views across the garden to Loch Broom and hills beyond; roller blind and curtains. Two Velux windows to rear overlooking croft land; roller blinds. Further window to side to Loch Broom; roller blind and curtains. Feature wood lined wall. Fitted carpet. Radiator. Two ceiling lights. TV aerial point and telephone point.





BEDROOM 1 **4.16m x 4.01m**
(13'8 x 13'2) at widest

Dormer window (with wood panelled surround) enjoying views across Loch Broom and hills beyond; roller blinds and curtains. Velux window to rear; blind. Wood panelled ceiling. Fitted carpet. Radiator. Ceiling light. Access to eaves. Door to En-Suite.

EN-SUITE SHOWER ROOM

4.16m x 2.94m (13'8 x 9'8) – at widest

This is a generously proportioned room with dressing area and step up to large shower cubicle with shower, WC and wash hand basin. Tiling within cubicle and around suite. Fitted carpet. Two radiators (one with towel rail). Shaver point/light. Wood lined ceiling with four inset lights. Access to eaves. Velux window to rear; blind. Window to side enjoying views to Loch Broom and hills beyond; roller blind and curtains.

DETACHED GARAGE

6.81m x 4.31m (22'4 x 14'2)

Set to the side of the property with up and over door to front, pedestrian door to side and windows to rear. Power and light. Wall mounted heating boiler. Upper floored storage area. Chest freezer and upright freezer (both included in sale). Water tap

GARDEN

Corryvreckan is set in beautiful garden grounds extending to 0.155HA (0.38 acre) and is mainly laid to grass with an array of planted areas and trees. There is a paved patio to front, side and rear and gravelled driveway allowing ample room for parking and turning. Garden shed. From the front and side garden, lovely views across Loch Broom can be enjoyed and to the rear the aspect is across the surrounding croft land. Water tap.

HEATING

The property benefits from oil fired central heating.



GLAZING

The subjects are fully double glazed.

EXTRAS

The fitted floor coverings, blinds and curtains, cooker, extractor hood, fridge, upright freezer, chest freezer, dishwasher, washing machine and tumble dryer are included in the sale price.

Many items of furniture are available to purchase by separate negotiation.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact the selling agents on (01463) 253911, the Highland Solicitors Property Centre on 01463 231173 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR CORRYVRECKAN, LOGGIE, LOCH BROOM."

ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.
 Tel: (01463) 236123.
 Fax: (01463) 711083.
 Email: thenderson@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

