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Property Shop
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**1 ACHINTRAID
KISHORN**



A rare opportunity to purchase a five bed roomed property on the shores of Loch Kishorn with great potential for bed & breakfast or self-catering accommodation. *Accommodation Main House:* Entrance Hall, Lounge/Dining Room with large picture windows over the Loch, Kitchen, Study, 3 Bedrooms, Bathroom, and separate Toilet. *Accommodation Letting End:* Entrance Hall, Dining Room, Kitchen, 2 Bedrooms with En-suite Shower Rooms, Large upstairs Lounge with Balcony. The layout of the house affords maximum privacy between owners and guests. Oil fired central heating. Double glazed windows.

OFFERS OVER £325,000



INVESTOR IN PEOPLE

HSPC Reference: 40871

47 Church Street, Inverness

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1 Achintraid, Kishorn

PROPERTY

Five bedroom bungalow with potential for a bed & breakfast or self-catering accommodation offers many benefits including double glazed windows, oil fired central heating and panoramic views over Loch Kishorn. There are two entrances and a connecting door provides access to both sides of the property. There is a feature lounge measuring approx 8.67m x 5.36m (28'05" x 17'05") with patio doors giving access to a feature balcony overlooking Loch Kishorn. The property would ideally suit anyone looking for a home with bed & breakfast potential situated on a rural/coastal community on the West Coast of Scotland.



GARDENS

To the front of the property, there are two separate gated entrances to the property. To the side there is a gravel path leading to a parking area and to a workshop/shed. The rear garden has a gravelled area, further parking and has a grassed area bordered by a combination of hedging and trees.



LOCATION

Kishorn is located on the west coast of the Scottish Highlands and the view across Loch Kishorn is one of the most spectacular in Scotland, taking in the full sweep of the view of the Applecross Mountains. Kishorn has a small shop and seafood restaurant (seasonal) and a slightly larger shop and a selection of services can be found in Lochcarron. A travelling butcher and fishmonger call regularly. Primary schooling is available at Lochcarron, whilst secondary schooling can be found at Plockton, both of which have a school bus service.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has a door giving access to the lounge, kitchen, three bedrooms and a bathroom.

LOUNGE ONE

Approx 5.97m x 3.50m (19'07" x 11'05")

The lounge is accessed via the hallway, has patio doors, front elevation with views over Loch Kishorn, a radiator, a feature open fireplace and is open-plan with the dining area. There is a door through to the study.



DINING ROOM

Approx
2.42m x 2.42m
(07'11" x 07'11")

The dining area has a window to the side elevation and a door to the kitchen.



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STUDY

Approx 2.45m x 2.13m (08'00" x 07'00")

The study is accessed via the lounge and has a window to the front elevation with a view of Loch Kishorn.

KITCHEN ONE

Approx 3.50m x 3.75m (11'05" x 12'04")

The kitchen is fitted with base and wall-mounted units, worktops, sink drainer, tiling, a breakfast bar and a door through to the rear vestibule which has a door to the rear garden and to the wc.



WC

The wc is accessed via the rear vestibule and is fitted with a pedestal wash hand basin and a wc.

BEDROOM ONE

Approx 2.97m x 4.49m (09'09" x 14'08")

Bedroom one is accessed via the hallway, has a radiator and a built-in wardrobe. There is a window to the front elevation with views over Loch Kishorn.



BEDROOM TWO

Approx 2.73m x 3.12m (08'11" x 10'03")

Bedroom two has radiator and a window to the rear elevation.

BEDROOM THREE

Approx 3.29m x 2.25m (10'09" x 07'04")

Bedroom three is accessed via the hallway and has a window to the rear elevation and a radiator.

BATHROOM

Approx 1.85m x 2.71m (06'01" x 08'10")

The bathroom is accessed via the hallway and is fitted with a shower cubicle, a wc and a pedestal wash hand basin. There is a window to the rear elevation.



ENTRANCE VESTIBULE

The entrance vestibule is accessed via the front door and has a door giving access to the hallway. The hallway has doors giving access to the dining room, kitchen two, two bedrooms and there are stairs leading up to the lounge.

LOUNGE TWO

Approx 8.67m x 5.36m (28'05" x 17'07")

The lounge is accessed from the first floor via stairs from the ground floor and has two radiators, timber panelling on coombed ceiling and two Velux windows. The lounge has patio doors giving access to a feature balcony with panoramic views over Loch Kishorn.



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KITCHEN TWO

Approx 3.03m x 2.50m (09'11" x 08'02")

The kitchen is accessed via the hallway on the ground floor, has a window to the rear elevation and is fitted with base and wall-mounted units, worktops, a built-in oven/hob, extractor, sink drainer, plumbing for a dishwasher, tiling, a radiator and a window to the rear elevation.



DINING ROOM

Approx 2.49m x 3.57m (08'02" x 11'08")

Please note: this room is L-shaped and measurements are taken at the widest point.

The dining room is accessed via the hallway, has a window to the front elevation and a radiator.

BEDROOM FOUR

Approx 3.58m x 3.57m (11'08" x 11'08")

Bedroom one is accessed via the hallway, has a radiator and a door to the en-suite shower room. There is a window to the front elevation with views over Loch Kishorn.

EN-SUITE SHOWER ROOM

Approx 1.14m x 2.54m (03'08" x 01'88")

The en-suite shower room is fitted with a pedestal wash hand basin, wc and a shower cubicle. There is a window to the front elevation.



BEDROOM FIVE

Approx 3.03m x 3.59m (09'11" x 11'09")

Bedroom two is accessed via the hallway, has a built-in wardrobe, a window to the rear elevation and a door to the en-suite shower room.



EN-SUITE SHOWER ROOM

Approx 1.14m x 3.03m (03'09" x 09'11")

The en-suite shower room is fitted with a shower cubicle, a pedestal wash hand basin, wc, and a towel rail. There is a window to the rear elevation.

HEATING: Oil fired central heating.

GLAZING: Double glazed windows throughout.

EXTRAS: The property is to be sold with all fitted carpets, floor coverings, curtains and blinds.

SERVICES: Mains electricity, water, and drainage.

ENTRY: By mutual agreement.

VIEWING: Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

POSTCODE: IV54 8XB

For further information and photos of this property please visit the following website: www.seasidecrofthouse.com

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.