



**Hillcroft, SHIELDAIG, Strathcarron IV54 8XN**

**Fixed Price £250,000**

HSPC REF: 40969





# description

This deceptively spacious detached bungalow enjoys a superb position in the popular west coast village of Shieldaig capitalising on open views across the village towards Loch Shieldaig. The property will be of special appeal to those seeking a family home in a scattered coastal community.

Hillcroft offers well presented and spacious family accommodation for which viewing is recommended. The property has many attractive features including reclaimed timber floors in the lounge, conservatory and bedroom four and benefits from oil fired central heating and double glazing with accommodation comprising; entrance vestibule with cloak cupboard which is currently utilised as a study. The L shaped entrance hall offers access to principal rooms. The front facing family lounge boasts a solid fuel stove on Caithness slate hearth and double, glazed doors leading to the spacious conservatory boasting open views to Loch Shieldaig. The double aspect modern fitted kitchen offers a range of base units and island with solid oak work surfaces and Kenwood stainless steel range cooker with 5 ring LPG hob, there is a spacious dining area to the rear and door leading to the fitted utility room with parquet wooden flooring and oak work surface incorporating sink and plumbing for washing machine. A door to the side lead to the glazed porch with quarry tiled floor and door to the garden. There are four double bedrooms, three of which offer fitted wardrobe space. The property boasts a rear facing three piece family bathroom with shower over the bath and a modern 3 piece shower room.

Externally there are garden grounds to the front, side and rear which are enclosed by timber, post and wire fencing and are mainly laid to lawn. There is a large parking area to the front of the property with gated access leading to the detached timber garage with up and over door. To the rear of the property there are four timber outbuildings all with power and light and two offering water supply.

Shieldaig offers basic village facilities to include primary school, local shop, seafood restaurant, pub, gift shop, church and hotel. Secondary schooling can be found at Gairloch for which transport is provided. The Highland Capital City of Inverness is approximately 68 miles distant and offers a wealth of business, shopping and leisure facilities along with travel links by road, rail and air to national and international destinations.

## Accommodation

Entrance Vestibule	1.79m x 1.70m (5'10 x 5'7)	Side Porch	2.02m x 1.18m (6'8 x 3'10)
Study	1.70m x 1.40m (5'7 x 4'7)	Shower Room	2.19m x 1.70m (7'2 x 5'7)
Entrance Hall	4.28m x 1.70m & 5.61m x 1.10m (14'1 x 5'7 & 18'5 x 3'7)	Master Bedroom	4.18m x 2.70m (13'9 x 8'10)
Lounge	5.41m x 4.82m (17'9 x 15'10)	Bedroom 2	3.81m x 2.92m (12'6 x 9'7)
Conservatory	5.09m x 3.57m (16'8 x 11'9)	Bedroom 3	3.78m x 2.91m (12'5 x 9'7)
Kitchen/Dining Room	5.87m x 3.61m & 2.77m x 1.81m (19'3 x 11'10 & 9'1 x 5'11)	Bedroom 4	3.11m x 3.00m (10'2 x 9'10)
Utility Room	3.00m x 1.70m (9'10 x 5'7)	Family Bathroom	3.00m x 1.69m (9'10 x 5'7)



**General**

All carpets and fitted floor coverings, "Kenwood" range cooker and garden sheds are to be included in the sale.

**Services**

Mains water and drainage. Mains electricity. Oil Tank. Telephone.

**Council Tax**

Band E (£1902.47 payable for 2010/2011)

**Postcode**

IV54 8XN

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559 or on 01520 755230 outwith office hours.

**Home Report**

A Home Report has been carried out on this property and further information can be obtained by contacting Macleod & MacCallum's Property Department.

**Entry**

By mutual agreement.

**Ref**

AMM/NLM/C.2409.1

**Price**

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