



**No.1 Birchburn, Aultbea, Achnasheen, IV22 2HZ**

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Gairloch 13m, Ullapool 43m, Inverness 78m, Edinburgh 230m, Glasgow 243m

### Interior

- Large lounge
- Kitchen
- Bathroom
- 4 bedrooms

### Exterior

- Garage
- Views over Loch Ewe at front
- Views over Highland hills to rear
- 15 mins walk to Aultbea Pier
- Primary school only 1.5 miles away



**Offers Over: £120,000**



McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,  
Dunfermline, Fife, KY12 7PD 01383 722454

## SITUATION

This detached bungalow is situated in the village of Aultbea, which lies on the shores of Loch Ewe, located on the west coast of Scotland. It's just a 15 minute walk to Aultbea Pier, where you can get spectacular views of the sea loch.

Aultbea is a small crofting community and is around 78 miles from the Highland capital of Inverness which has transfer links from the airport and railway station. It is approximately 45 miles from Ullapool.

The village has a family butchers, local store, post office, garage, two hotels, two churches, doctor's surgery, nursing home and a village hall. Primary schooling can be found in Bualnaluib only 1.5 miles away and with a school roll of 22 children.

There is an excellent secondary school in Gairloch which is around 13 miles from Aultbea. Gairloch has more shops, restaurants, garages, outdoors shops, a chemist, hairdressers, bank and a filling station. There is also a daily bus service to and Ullapool and Inverness.

This detached house is an upgraded Dorran house which has had new structurally supported walls added. It's built on one floor and has 4 bedrooms, a bathroom, two hallways, a kitchen and a large lounge.





**Lounge**



**Lounge**



**Kitchen**

## ACCOMMODATION

**Entrance Hall:** 11'1" x 3'5", 17'6" x 3'5"

**Lounge:** 22' (max) x 18'6"  
Attractive outlook and fireplace.

**Kitchen:** 16' x 14' – fitted floor units, sink, plumbing for washing machine.

**Rear hall to back door:** 6'6" x 6'6"  
(incorporating cupboards)

**Bathroom:** 10'8" x 5'10" – Bath with shower, WC & Wash-hand Basin

**Bedroom 1:** 10'8" x 8'

**Bedroom 2:** 10'8" X 9'6"

**Bedroom 3:** 13'4" x 11'6"

**Bedroom 4:** 13'4" x 11'6"

No 1 Birchburn would be an ideal family home. It would also be ideal as a holiday home or for a buy to let.



The National Trust garden at Poolewe is 6 miles away on the A832. It is famous for its unusual plants as the area has a very mild climate due to the Gulf stream currents. There are 100 acres of woodland surrounding the garden on the edge of Loch Ewe. It is one of Scotland's most popular botanical attractions.



## Aerial view of Aultbea



### VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evening and weekends), Fax: 01383 621180.

### CLOSING DATE

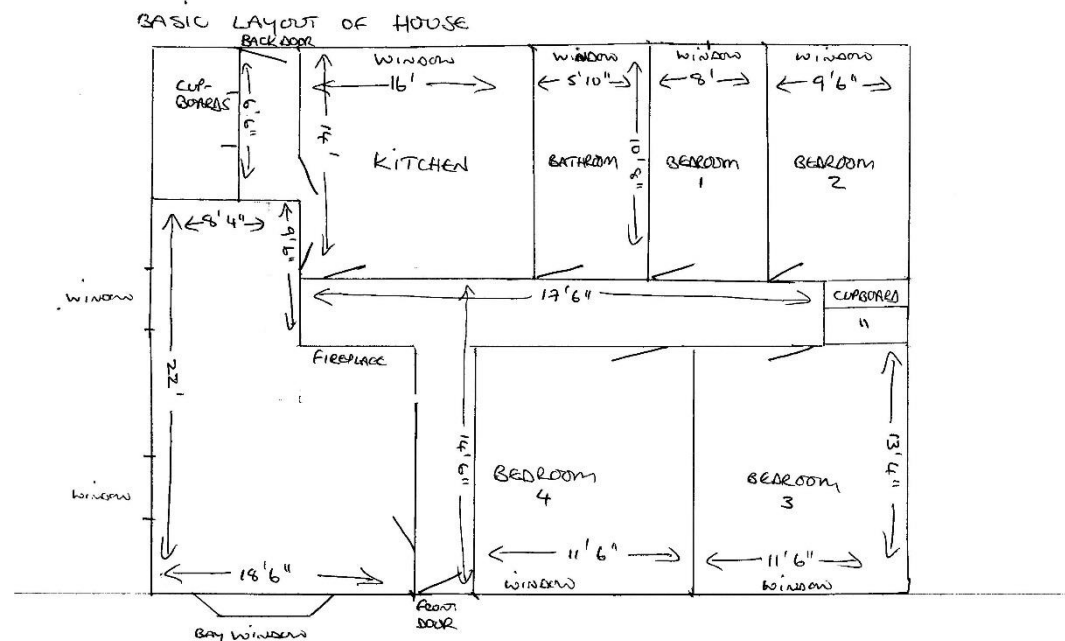
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

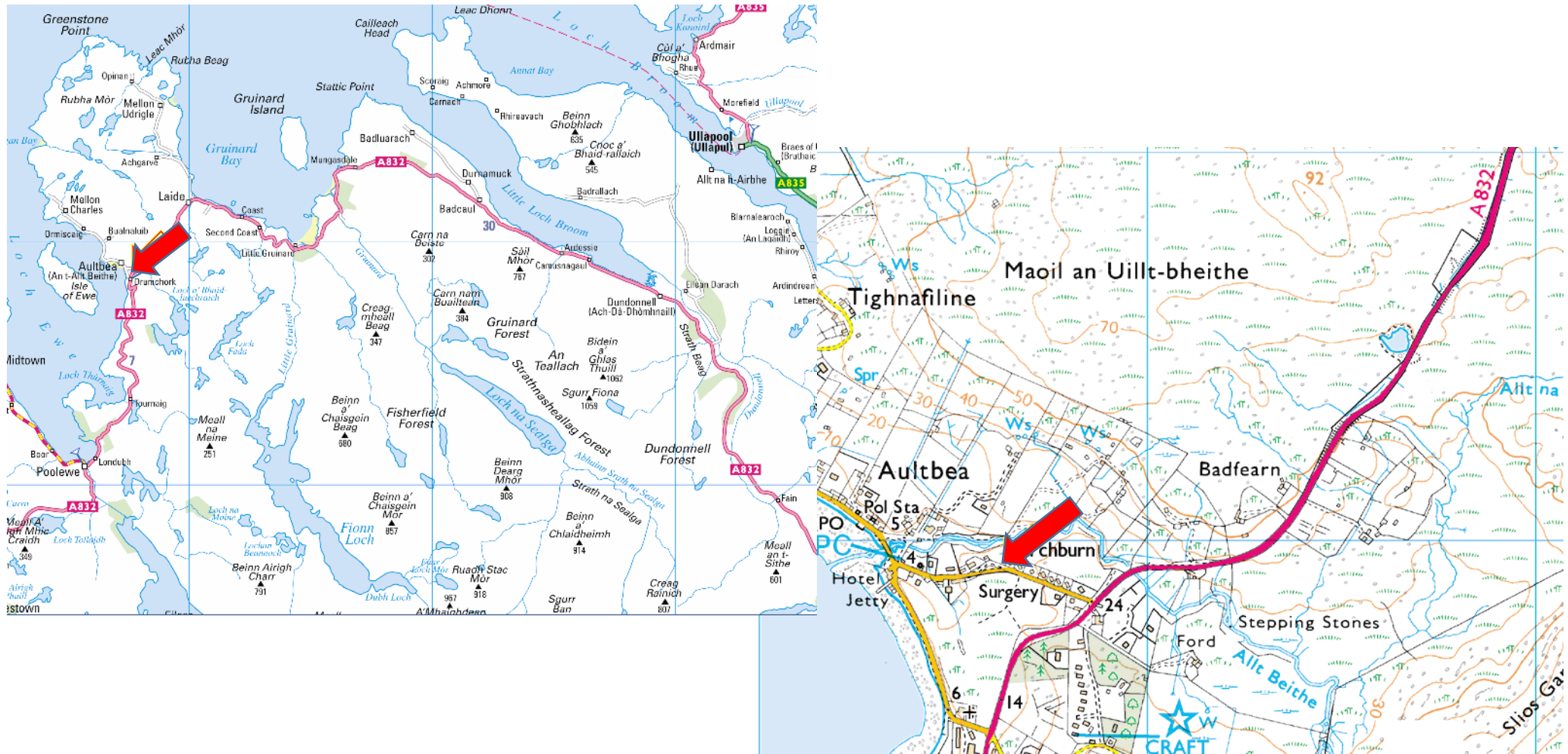
### PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### OFFERS

Offers must be submitted in Scottish legal terms to the selling agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents.





## DIRECTIONS

From Inverness take the A9 north to the Tore roundabout where you will join the A835 signposted for Dingwall. At the next roundabout take the exit signposted for Ullapool. Continue along through Contin and Garve and keep continuing along the A835 until reaching the Braemore junction. Here, take the left sign posted A832 Aultbea. Follow this road to Aultbea and look on the left hand side for the signpost Aultbea Woodcraft which is the second turning on the left after the first sign post and the property can be found on the right hand side.