



5 Achiniver, MELNESS, IV27 4YT

Offers Over £190,000

REF: 60585





description

This charming, traditional property enjoys a truly enviable position in the hamlet of Achiniver, at the end of a quiet, seldom used road, close to the village of Tongue in the heart of Sutherland. In need of some modernisation, the cottage benefits from double glazing and electric heating, along with stunning uninterrupted views across Achiniver Beach and Strathmelness Glen.

The area is a highly popular tourist destination, with the property conveniently located close to the North 500 route. Enjoying a truly beautiful and rural location, this property represents an ideal home for someone looking for the tranquil countryside, lifestyle with the beach on your doorstep. Viewing is highly recommended to fully appreciate this delightful property and stunning views on offer.

The accommodation consists of: a sun porch which enjoys views to Achiniver Beach and the surrounding unspoiled countryside; inner hallway with under stair storage cupboard; front facing lounge with an open fire currently set within a feature electric fire, ample room for dining and enjoys views towards the beach; bedroom three with en-suite wet room and enjoying the same spectacular outlook; kitchen with a traditional Belfast sink, free standing electric cooker, washing machine and fridge/freezer. On the upper floor is a large store cupboard, two double bedrooms, both with the stunning view over the beach and family bathroom comprising a three piece suite and cupboard housing the hot water tank.

The property sits in a wrap around garden, mainly laid to grass with some mature trees and bushes. A garage close to the property may also be available.

Facilities closest to the property in the village of Melness include a hotel and general store which caters adequately for daily requirements. The village of Tongue, approximately 4 miles away, offers additional facilities including: Post Office, general store, petrol station, garage, surgery and primary school. The village of Bettyhill, approximately 12 miles away, offers additional facilities including a leisure centre with swimming pool and secondary education. The nearest large town is Thurso, approximately 44 miles away, although most supermarkets offer a delivery service to the area.

Inverness, the main business and commercial centre in the Highlands, is approximately 92 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.



Hall 2.36m x 1.37m (7'9 x 4'6)
Sun Porch 3.65m x 1.81m (12'0 x 5'11)
Kitchen 3.24m x 2.47m (10'8 x 8'0)
Lounge 4.16m x 3.51m (13'8 x 11'6)
Bedroom 1 4.23m x 3.45m (13'11 x 11'3)

En-Suite 3.23m x 0.98m (10'6 x 3'3)
Bedroom 2 3.87m x 2.88m (12'8 x 9'5)
Bedroom 3 4.14m x 3.53m (13'6 x 11'6)
Bathroom 2.88m x 2.40m (9'5 x 7'9)







General

All floor coverings, light fittings, curtains, blinds and white goods are included in the asking price. Some other items of furniture may also be made available by separate negotiation.

Services

Mains water and electricity. Septic tank drainage.

Council Tax

Council Tax Band B

EPC Rating

G

Post Code

IV27 4YT

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

GRM/JD/LEOD1002/0001

Price

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Directions

From Inverness city, follow the road North to Lairg and continue along the A836 towards the village of Tongue. Pass through the village of Tongue, over the Kyle of Tongue causeway and bridge at Kyle of Tongue. Cross over a cattle grid and take the next turning on your right, signposted Melness and Talmine. Continue along this road for approximately 4 miles, passing through Midtown and then onto Skinnet. Eventually you come to a stone bridge, turn right towards the beach and the property is last on your left.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



