



Beithean Dubhach, 20 Strath, GAIRLOCH, IV21 2BX

Offers Over £320,000

REF: HSPC





description

Beithean Dubhach (Gaelic for Silver Birches) is a charming detached, five-bedroom villa located in the highly desirable village of Gairloch, on the north west coast of Scotland, enjoying lovely views overlooking Loch Gairloch. The property benefits from generous private garden grounds, LPG gas heating and double glazing. The property has in the past been run as a successful Bed & Breakfast establishment and has excellent letting potential as the top floor can be utilised as a separate self-contained unit, ideal for holiday lets or providing accommodation for the extended family. With well-proportioned rooms and ample storage, this property represents an ideal family home for those looking for quiet and tranquil living within a community or for those looking for an investment opportunity.

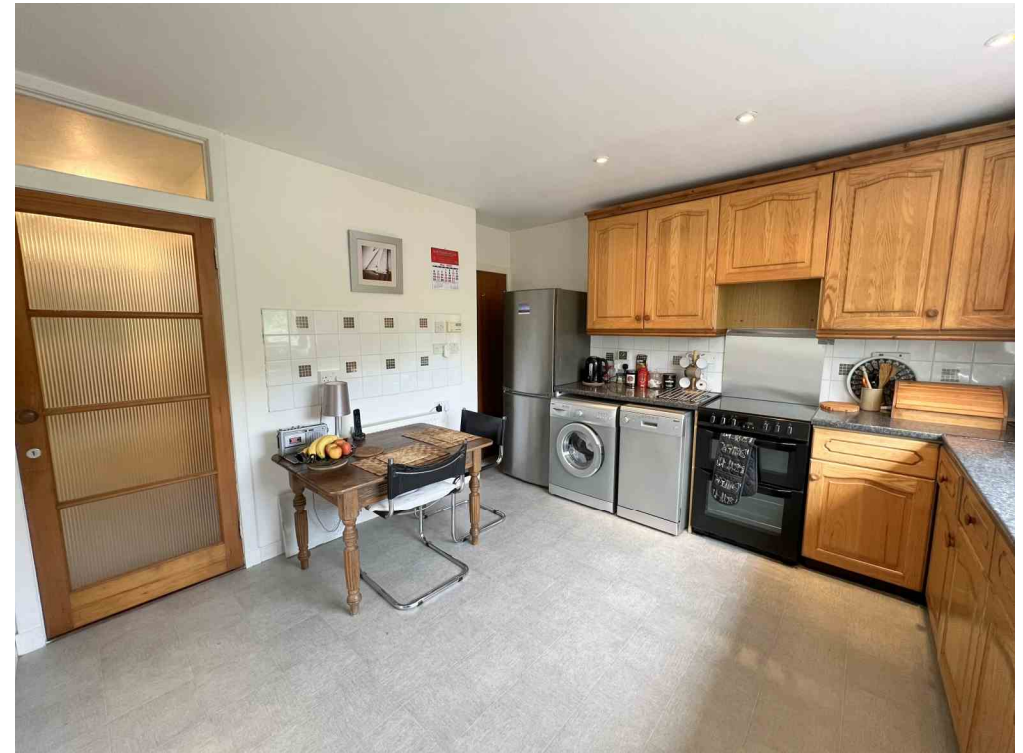
Only by viewing, can you fully appreciate this well-appointed property and enviable location enjoying stunning views from its elevated position across Loch Gairloch and the hills beyond.

The accommodation consists of: a bright and welcoming sun room with views over the garden; entrance hall with stairs leading to the upper floor; large inner hallway; generous double aspect lounge/diner with wood burning stove set in an attractive stone tiled surround providing a welcoming focal point, fitted oak shelving and ample room for dining and entertaining; spacious kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, free standing electric cooker, fridge freezer, washing machine, slimline dishwasher and ample room for informal dining; two generous double bedrooms, one with en-suite facilities comprising a mains powered shower cubicle, wash hand basin and wc; family bathroom comprising a bath with mixer tap and shower head, wash hand basin and wc; inner hallway with triple fitted storage cupboards; rear porch with coats hooks, boiler and access to the garden; further bedroom/office with fitted shelving; wc comprising a wash hand basin and wc.

On the upper floor; landing giving access to the partially floored attic space and two storage large cupboards; modern kitchen/lounge with a good selection of base and wall mounted units, complementary worktops and splashback, breakfast bar, integrated micro oven, electric hob, extractor fan, washing machine, dishwasher, fridge and benefits from stunning views to Loch Gairloch and beyond; master bedroom with fitted double wardrobe and cupboard giving access to the eaves; en-suite facilities comprising a free standing mains powered shower cubicle, wash hand basin and wc; further generous double bedroom with lovely views over the open countryside, fitted storage and wash hand basin; further shower room comprising a free standing mains powered shower cubicle, wash hand basin and wc.

The property sits in an impressive, well-established wraparound garden which is fully enclosed, mainly laid to lawn with a superb selection of mature trees, shrubs and plants. There are two paved patio areas providing ideal venues for al-fresco dining or where one can sit and appreciate the beautiful surroundings and a single garage with up and over door, power and light. There is ample parking to the front and side of the property for several vehicles.

The village of Gairloch is situated on the shore of Loch Gairloch offering unspoilt scenery with stunning landscapes, sea views and wildlife making the area a popular tourist destination. There are several sandy beaches in the area including Big Sand, and a golf course all within easy reach along with an excellent host of outdoor activities including sailing, hillwalking, shooting and fishing. Gairloch offers excellent facilities all of which are right on your doorstep including a general store, Post Office, Medical Centre with several doctors and nurses, pharmacist, bakers, butchers, hotels, restaurants and a small selection of retail outlets. Primary education is provided at Gairloch Primary School and secondary education is at Gairloch High School.



Sunroom	2.72m x 2.27m (8'11 x 7'5)
Entrance Hall	2.23m x 1.73m (7'3 x 5'8)
Inner Hall	7.57m x 2.85m (24'9 x 9'3)
L-shaped Hall	7.57m x 2.85m (24'9 x 9'3)
Kitchen	3.61m x 3.57m (11'9 x 11'9)
Kitchen/Dining 2	5.65m x 3.46m (18'6 x 11'3)
Lounge/Dining	7.85m x 3.61m (25'9 x 11'9)
Master Bedroom	3.95m x 3.78m (13'0 x 12'5)
En-suite	1.83m x 1.51m (6'0 x 4'11)
Bedroom 2	4.48m x 3.31m (14'8 x 10'9)

Bedroom 3	3.75m x 3.60m (12'3 x 11'9)
Bedroom 4	3.75m x 2.67m (12'3 x 8'9)
En-suite	2.73m x 0.96m (8'11 x 3'2)
Bedroom 5 / Office	3.13m x 2.55m (10'3 x 8'3)
Bathroom	2.55m x 1.89m (8'3 x 6'2)
Shower Room	2.23m x 1.35m (7'3 x 4'5)
WC	1.51m x 0.85m (4'11 x 2'9)
Upper Landing	6.68m x 1.00m (21'11 x 3'3)
Back porch	1.35m x 2.41m (4'5 x 7'11)







General

All floor coverings, light fittings, blinds, some curtains and white goods are included in the sale.

Services

Mains electricity and water. Septic tank drainage. LPG gas.

Council Tax

Council Tax Band F

EPC Rating

F

Post Code

IV21 2BX

Entry

By mutual agreement

Viewing

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

Reference

LB/EB/MILN78/1

Price

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Directions

From Inverness, head North on the A9. At Tore roundabout, take the 2nd exit onto A835. At the next roundabout take the 2nd exit continuing on the A835. After you exit Garve, turn left onto A832. At the next roundabout take the 2nd exit signposted for Gairloch, continuing on the A832. Continue through Gairloch, and turn left on B8021 signposted for Strath. Continue along the front and turn right onto Mihol Road. Pass over the cattle grid and take the next left. The property is first on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.



