



183 Balchrick, KINLOCHBERVIE, IV27 4RU

Offers Over £185,000

REF: 60291





183 Balchrack is a delightful three bedroom cottage which comes with a one bedroom chalet surrounded by beautiful mountain and coastal scenery on the edge of Scotland's North West Coast. Originally a traditional thatched cottage, the property now benefits from electric heating complimented by a wood burning stove in the lounge, double glazing and generous garden. With ample storage and well proportioned rooms this property represents an ideal purchase for someone looking for a quiet lifestyle within a thriving crofting community with nearby village facilities. The Chalet is ideal to utilise as letting accommodation, giving the owner an immediate income, or could be used for the extended family. Viewing is highly recommended to fully appreciate the potential this property has to offer and the delightful location.

The accommodation consists of: double aspect lounge with a wood burning stove providing a welcoming focal point; kitchen with a selection of base and wall mounted units, electric cooker, fridge and space for washing machine; dining room/study; master bedroom with patio doors opening to the garden and en-suite facilities comprising three piece suite in white with free standing electric shower; on the upper floor are two further bedrooms and a shower room comprising two piece suite and electric powered shower.

The property sits in a good sized garden mainly laid to grass with some mature shrubs and bushes. There is a stone built workshop, formally the Post Office and a Chalet which comprises of two rooms, kitchenette area and en-suite toilet with WC and wash hand basin.

The property is approximately 4 miles from the fishing port of Kinlochbervie where facilities include a general store, Post Office, health centre, harbour and marina. Both primary and secondary education is provided in the village.

The area is a highly popular tourist destination with a host of outdoor activities available on your doorstep, including hill walking, fishing and kayaking. The famous Sandwood Bay is just along the coast while Oldshoremore and Polin Beaches are a short walk away. The property is located within a Conservation area.

Inverness, the main business and commercial centre in the Highlands is approximately 98 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Porch	3.04m x 1.97m (10'0 x 6'6)	En-suite Bathroom	2.98m x 2.30m (9'9 x 7'6)
Kitchen	3.70m x 2.74m (12'2 x 9'0)	Bedroom 2	3.87m x 2.62m (12'8 x 8'6)
Dining Hall	2.44m x 2.05m (8'0 x 6'9)	Bedroom 3	3.28m x 2.76m (10'9 x 9'0)
Living Room	5.25m x 3.61m (17'3 x 11'9)	Shower Room	2.93m x 1.64m (9'6 x 5'5)
Landing	2.67m x 0.84m (8'9 x 2'9)	Workshop	3.75m x 3.29m (12'3 x 10'9)
Master Bedroom	3.57m x 2.92m (11'9 x 9'6)		



General

All floor coverings, curtains, blinds, washing machine, fridge and chest freezer in the workshop are included in the asking price. No warranty will be given with the white goods.

Services

Mains water and electric. Septic tank drainage.

Council Tax

Council Tax Band D

EPC Rating

G

Post Code

IV27 4RU

Entry

By mutual agreement.

Viewing

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

Reference

AMM/JD/JEBB0001/6

Price

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Directions

From Inverness take the A9 North and follow the signs for Lairg, then turn left onto the A838. Approx 40miles further on turn left on to the B801, then right signposted Oldshoremore. Continue through Oldshoremore to Balchrick, just by the sign for Sheigra, take the middle track, number 183 is the cottage on the right.

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

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

