

Ormiscraig is an area of scattered houses and crofts a mile or so from Aultbea which is an attractive fishing village in the north west Highlands, an area renowned for its outstanding natural beauty. Situated on the shores of Loch Ewe the village has a primary school with the older children attending the secondary school in Gairloch for which transport is provided. There is a nursery, cafe, museum, convenience store, a doctor's surgery, church, hotel, village hall and a lively community hub which holds regular activities. In the neighbouring villages there are a swimming pool and a leisure centre. Mobile banks come every week and the mobile library every three weeks. There is a bus service to Inverness which runs every four days. The area is famous for its beautiful white sandy beaches and mountainous regions and is ideal for many outdoor pursuits such as hillwalking, fishing and sailing.

This detached house was built in 2000 and the garden ground was de-crofted around six years ago. The house is bright and has spacious accommodation with ample storage space. The property benefits from oil fired central heating and a calor gas hob. There is an attractive garden which surrounds the property with space for to raise chickens and grow vegetables or there is a possibility of further development with the appropriate planning consent. The house has been very well maintained and is in walk-in condition. The views from the house of the mountain ranges of the north west highlands are outstanding. This house would make an ideal family dwelling with an option to run a small business.

Directions: From the A835 turn off at the Braemore junction on to the A832 continue along this road for 45 miles then turn right at the Aultbea signpost, at the T-junction turn right again, follow the road around the coastline then continue on past Aultbea Hall. Turn right at the sign for Bualnaluib, after the third house on the left, turn left then go round a sharp left then right bend in the road, the house is on the left hand side with a wooden fence.

What3words app: [///cooking.backpacks.hillside](#)

Services: Mains electricity, water and drainage.

Council Tax Band F

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

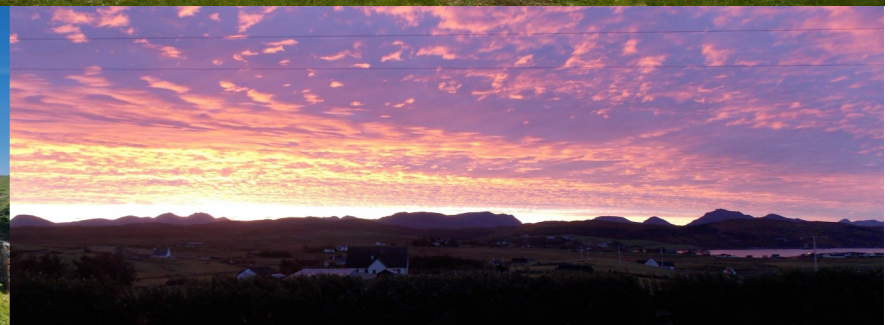
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds, and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



Croft No. 2, Ormiscraig, Aultbea, Achnasheen, IV22 2JJ

Offers Over £335,000

Detached Family House

- Porch
- Entrance Hall
- Lounge
- Kitchen/Diner
- Large Utility Room
- Dining Room
- Family Room
- Four Bedrooms (One Ensuite)
- W.C.

- Family Bathroom
- Linen Cupboard
- Oil Fired Central Heating
- Double Glazing
- Large Driveway with Ample Parking
- Attractive Garden
- Two Garden Sheds
- Breathtaking Rural Location
- Close to the NC500 Route
- Ideal for a Change of Life Style
- EPC Rating D





Croft No. 2, Ormiscaig, Aultbea, Achnasheen, IV22 2JJ

Offers Over £335,000

Detached House with a large garden and surrounded by breathtaking scenery.



Internal floor area
 Approx 202 M²