

Bruaich Rannoch is situated in Gairloch which is a stunning semi-rural location in the North West Highlands in an area of outstanding natural beauty. Facilities in the village include primary and secondary schooling and a leisure centre. There is a convenience store, a variety of local shops, a bank, filling station, doctors surgery, pharmacy and a lively Community Centre. There is also a selection of bars, restaurants, tea rooms, an 18 hole golf course and beautiful white sandy beaches a short distance from the house. There is a wide range of leisure pursuits on the doorstep such as hill walking, bird watching, kayaking, cycling, whale and seal watching, walking and sea or freshwater fishing.

The property has been well maintained and is in excellent decorative order throughout. Having three to four double bedrooms with fitted storage and three bathrooms the house will sleep 6-8 people comfortably, there is spacious living accommodation and a large partially floored loft providing additional storage. The property benefits from oil fired central heating and double glazing. The garden ground is south facing and extends to 1.9 acres comprising of areas of well kempt lawn and established shrubs with emphasis on heathers, rhododendrons and azaleas beyond which is a mature forest area. There is a large workshop and a garden tool shed. Bruaich Rannoch would provide an ideal family home which also has scope for the opportunity for holiday letting.

Directions from Inverness: Heading North on the A9 take the second turning on the left at the Tore roundabout onto the A835 continue on for 6 miles to the Maryburgh roundabout, take the second exit signposted Ullapool (A835) continue on this road until a mile or so past Garve then take a left turn onto the A832 continue on to the Achnasheen Roundabout and take the second exit (A832) Signposted Gairloch. On entering Gairloch turn left at the sign post for the Harbour then turn right just before Gairloch Boat Club and take the right for, Bruaich Rannoch is on the left.

What3Words app enter: **///forces.ivory.pictured**

Services: Mains electricity, water and drainage.

Council Tax Band **E**

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

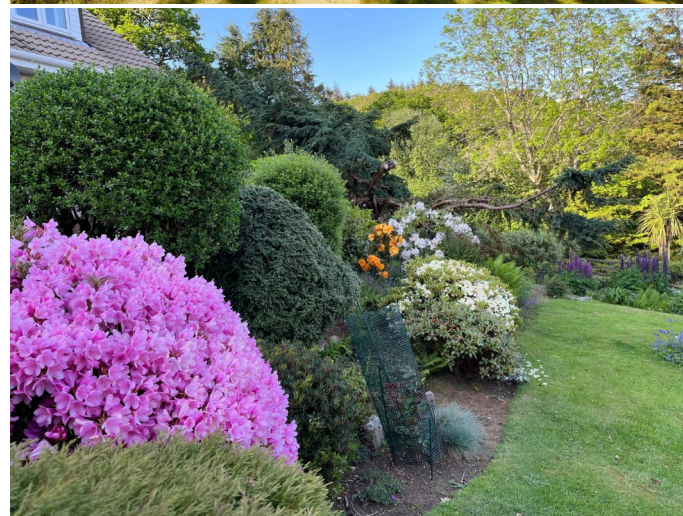
Monday to Friday 8am - 9am & 5pm - 11pm

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

or 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, dishwasher and integrated kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



Bruaich Rannoch, Pier Road, Gairloch, Ross-shire, IV21 2BQ

Offers Over £380,000

- Detached House
- Entrance Hall
- Lounge/Diner
- Kitchen
- Garden Room
- Three Bedrooms (One En-Suite)
- Study/Bedroom Four
- Bathroom

- Shower Room
- Utility Room
- Double Glazing
- Oil Fired Central Heating
- 1.9 Acre Garden Surrounding House
- Stunning Views over Gairloch Harbour
- Garage
- Off Road Parking for Two Cars
- EPC Rating D

01349 865125

middletonross.co.uk

REF 41
HSPC 61126





Bruaich Rannoch, Pier Road, Gairloch, Ross-shire, IV21 2BQ

Offers Over £380,000

South facing detached house situated in an elevated position with beautiful views over Gairloch Harbour to the forest and mountains beyond.

