



Lochlannach

Leacnasaide, Gairloch, Highland, IV21 2AP

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Introduction

Unique very well presented 3 bedroom detached log cabin.

Located in the very desirable quiet hamlet of Leacnasaide near Gairloch, Wester Ross.

The house enjoys spectacular & stunning views across the loch.

Lochlannach has been very well maintained throughout.

The construction means that the entire internal wooden finishes provide a cosy, warm and harmonious living environment.



The property is fully double glazed and the heating is provided by a recently fitted air source heat pump which gives an ambient temperature all year round complemented by roof mounted solar panels making it a highly efficient and economic property to heat.

The property is accessed by a path to the front door from its own private driveway.

The main public room is a large sitting room with feature vaulted ceiling and wood flooring, together with window seat, which has patio doors which open to the garden. The sitting room enjoys beautiful far-reaching water and mountain views. There is a central feature of a multifuel stove on a tiled hearth.

Patio doors open to the conservatory/dining room which is glazed to three sides and has wood flooring.

Off the entrance hall is a utility room with sink and two large storage cupboards. There is a washing machine and tall fridge/freezer. Also off the hall is the drying room with shelving and clothes drying rack.

A half-glazed door leads to the inner hall which gives access to the remaining accommodation.

The kitchen has a good range of floor and wall units with wood effect worksurfaces and two gas ring /two electric ceramic hob cooker, together with a breakfast bar with extra storage below. There is a fridge and slimline dishwasher.



The bedrooms comprise two double bedrooms and one single bedroom although the latter is large enough for bunk beds.

The master bedroom which has a low-level picture window and an attractive view has an en-suite shower room with three piece suite comprising WC, wash hand basin and corner walk in shower. There are his and hers built in wardrobes. The single bedroom has a large walk-in wardrobe.

The family bathroom has a three-piece suite comprising WC, wash hand basin which sits over a vanity unit and bath with handlebar shower attachment.

The second double bedroom sits to the front of the property with a view over the garden.

There is attic storage with Ramsay ladder access form the inner hall.

EXTERNAL

Lochlannach sits in very good-sized garden grounds which have been lovingly tended over the years. They are planted with mature trees and bushes and cottage garden plants. There is a gravel seating area from where to enjoy the outstanding views.

There is a small, wooded area which has a meandering path which connects two bridges over the burn. There is a greenhouse, shed and woodstore.

The property has a detached garage which is in keeping with the main house, also been of log construction. It has an electric up and over door, garage freezer, 2 storage cupboards and a ready to go generator There is a gravelled driveway with parking for two cars.







Location

Lochlannach is situated in an area of outstanding natural beauty in Wester Ross with some of the most spectacular views on the west coast of Scotland, with many unspoilt sandy beaches and outdoor activities available nearby, including fishing, hill walking/mountain climbing, sailing and whale watching excursions from nearby Gairloch.

The nearby village of Badachro is 3 miles away with the picturesque Badachro bay and popular Badachro Inn, which is popular with both locals and sailors due to its deep anchorage. The area is stocked with wildlife for the natural world enthusiast and is a birdwatcher's paradise.

The village of Gairloch is approximately 3 miles away and offers an excellent range of facilities including a convenience store, hotels, restaurants, garage, Post Office, bank, health centre and small selection of retail outlets.

The village also boasts a spectacular 9-hole golf course, horse riding and a sports/leisure complex. Both primary and secondary education is available at the Gairloch school.

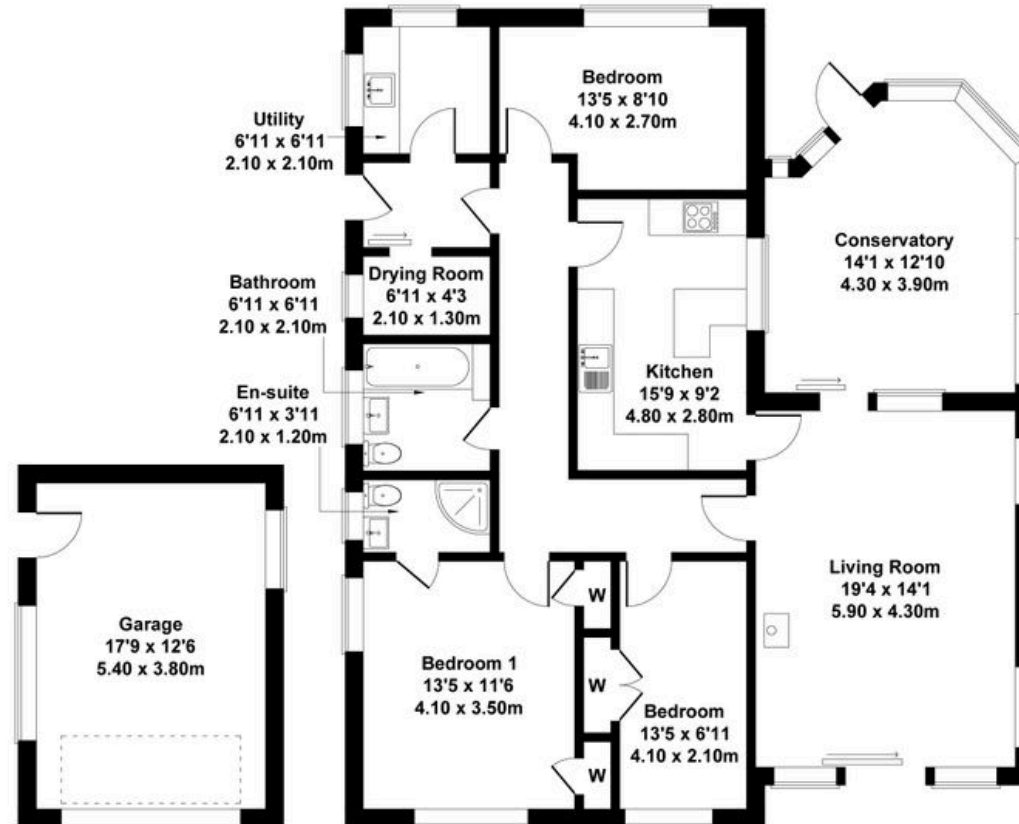


Plans

149 square meters

Lochlannach, Leacnasaide, Gairloch, IV21 2AP

Approximate Gross Internal Area
1604 sq ft - 149 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2024
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Details

Local Authority

Highlands and Islands Council

Council Tax

Band = E

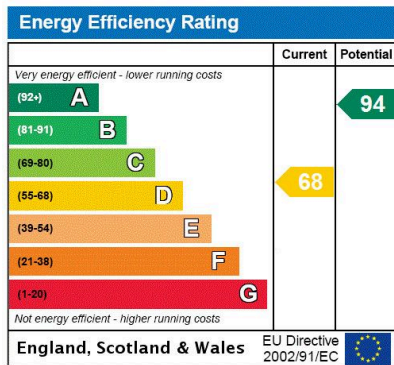
Tenure

Freehold

EPC

EPC Rating = D

Lochlannach



Services & Additional Information

Mains water and electricity

Drainage to septic tank

Directions

When approaching Gairloch from the south take a left turn signposted Badachro/Red Point (B8056) and continue along this single-track road for approximately 1.8 miles passing the Sheildaig Lodge Hotel and when you climb the hill you will see a post box on the right. Take this turn and you will come to a turning circle and a gate, Lochlannach is the first house on the right after the gate.

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Offers Over £310,000



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Published: September 2024

Property Ref: INE240146

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