



9 Bualnaluib

Aultbea, Achnasheen, IV22 2JH

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Introduction

Two-bedroom cottage set in a quiet and peaceful location, enjoying views across croft land to the sea in the coastal hamlet of Bualnaluib, Aultbea, together with adjacent land extending to approximately 0.5 acres.



9 Bualnaluib is a traditional cottage which is set in the most enviable location with far-reaching views. The property has wood panelling features throughout. It is mainly double-glazed.

The property is accessed via a UPVC door which leads to the entrance hall where there is an understairs storage cupboard.

To the left of the hallway is the dining room with a window to the front enjoying open views and a central feature of an inset wood burning stove on a slate hearth.

A door leads to the rear porch and there is an opening to the kitchen.

The kitchen has a stainless-steel sink unit and storage unit with shelving above. There is a window to the rear which overlooks the garden.

The sitting room is to the right of the hall and has a window to the front, enjoying open views over surrounding croftland to the sea and mountains beyond.



From the hall, stairs rise to the upper floor landing, which gives access to two double bedrooms, both with windows to the front.

There is a family bathroom with a white three-piece suite comprising a WC, wash hand basin, and bath with electric shower over.

External

9 Bualnaluib has parking to the front and a track gives access to the adjacent field which extends to approximately 0.5 acres and is fully stock fenced with a field gate.

The front garden is bounded by a stone dyke and has mature trees. There is a small rear garden which is stock fenced.

There is a stone bothan and byre to the side. The bothan offers excellent storage, and they have development potential (subject to necessary consents).





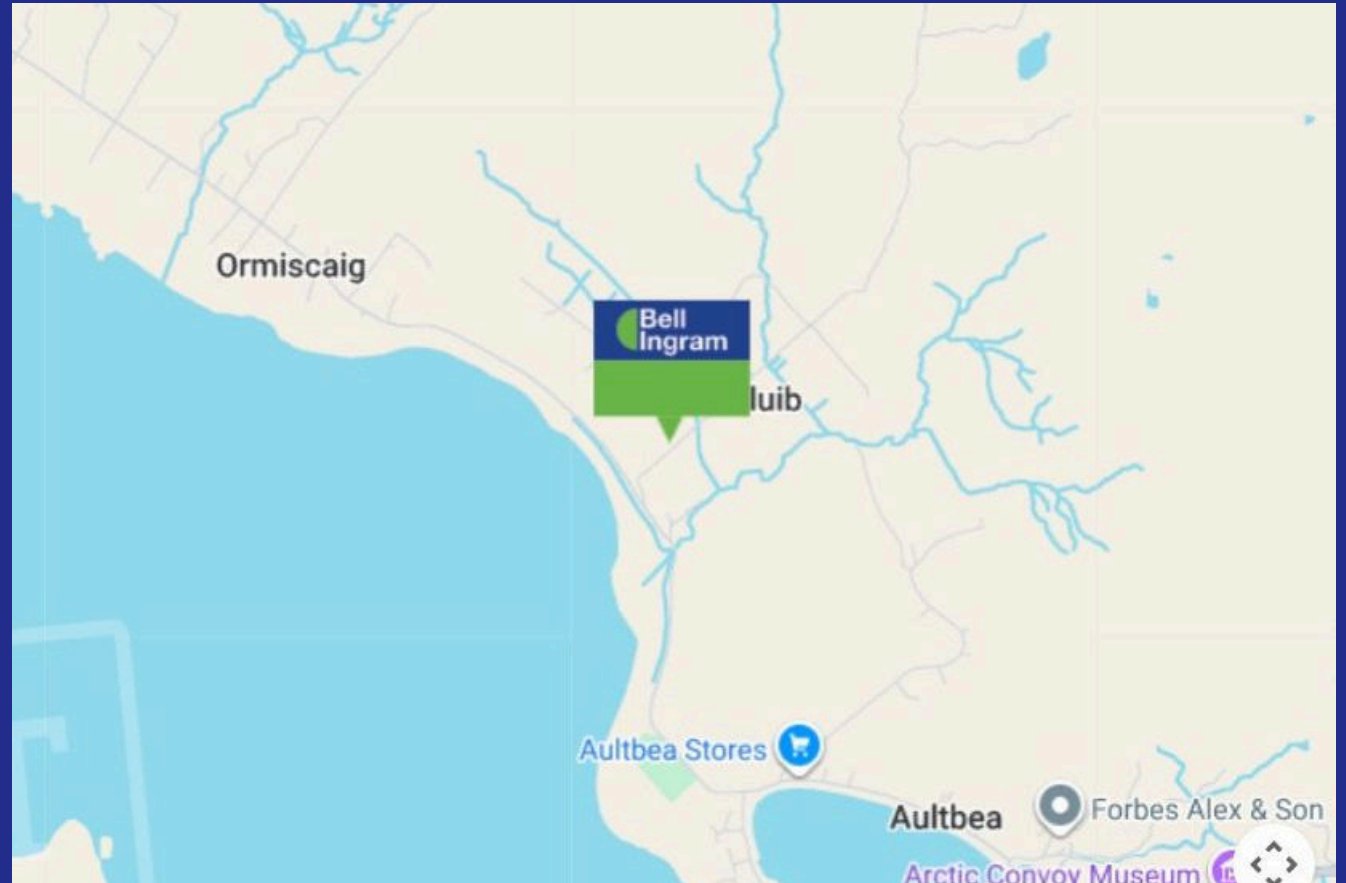


Location

Bualnaluib is a tiny hamlet set close to the village of Aultbea which lies some five miles north of Poolewe on the northeastern shore of Loch Ewe, in a particularly attractive area of the West Coast. Aultbea has a general store, two churches and a hotel. There is also a small harbour at Aird Point and a Naval refuelling station a few miles out of the village. It was a gathering place during the Second World War for the Russian convoys to Murmansk.

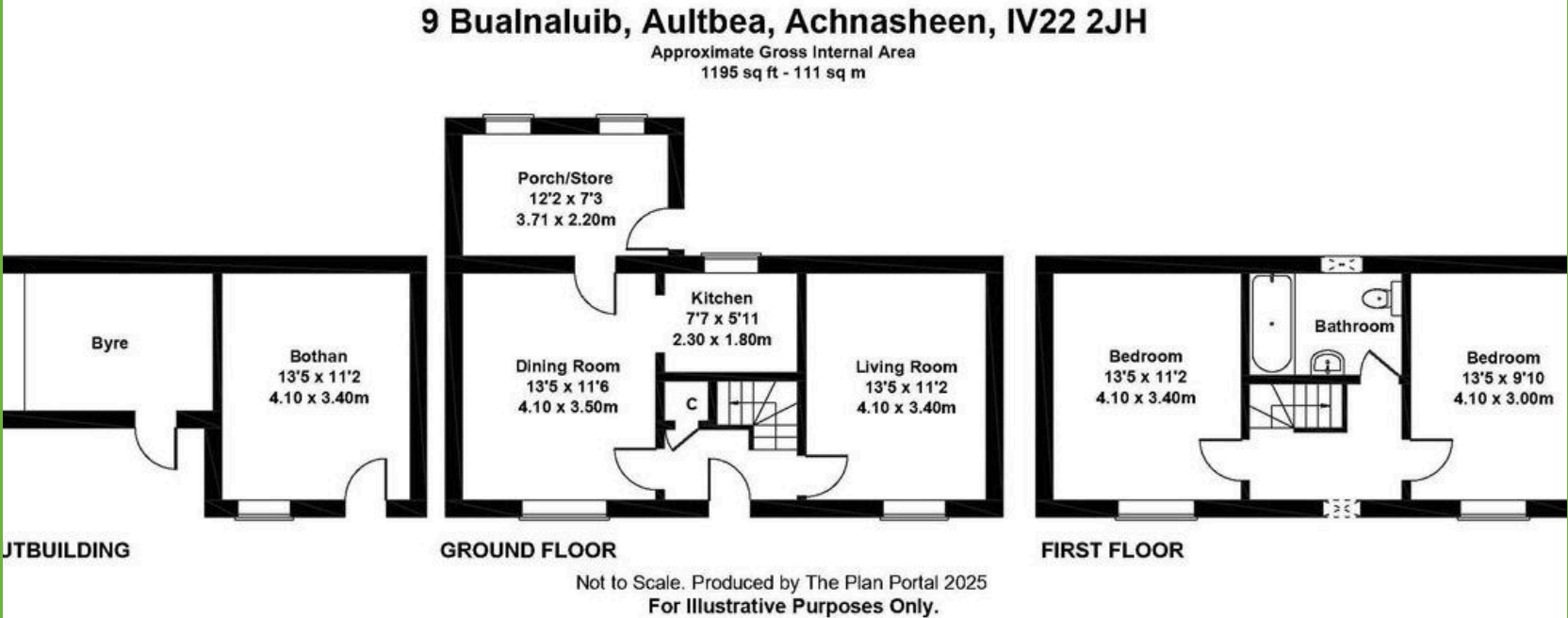
Ullapool offers further facilities, and Inverness has a good range of facilities commensurate with a major regional centre. These include a modern shopping centre, hotels, restaurants, hospital, theatre, cinemas and a mainline railway station. Inverness airport is the nearest to Aultbea and has a variety of services.

Aultbea is a popular tourist area and there are endless opportunities for recreational activities. The West Coast offers some spectacular scenery together with several local Munros. The Inverewe Gardens at Poolewe are an added attraction with the amazing collection of plants made possible by the warming effect of the Gulf Stream.



Plans

111 sq m



Details

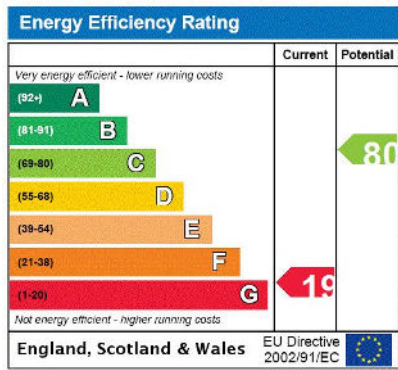
Local Authority
Highlands and Islands Council

Council Tax
Band = C

Tenure
Freehold

EPC
EPC Rating = G

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Services & Additional Information

Mains water
Mains drainage

Directions
From Inverness take the A9 north crossing the Kessock Bridge. Continue on the dual carriageway to the Tore roundabout turning left towards Ullapool on the A835. Continue through Contin and Garve and approximately 20 miles after Garve turn left on the A832 towards Poolewe and Gairloch. Aultbea is reached after some 34 miles. As you enter Aultbea take the first left before the Arctic Convoy Museum and then turn right along the shore, continue out of the village and past the village hall. You will come to a sign for Bualnaluib. Take this right-hand turn and follow the road. Number 9 is second on the left and parking is available on the grass in front of the byre.

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