



Sulaisgeirr

190 Dornie, Achiltibuie, Ullapool, IV26 2YP

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 **Bell
Ingram**

Introduction

Three-bedroom cottage with one bedroom annexe situated in an elevated position, enjoying far reaching view across the sea to the Summer Isles.

Idyllic location with superb potential

In need of upgrading and modernisation throughout

Good sized garden grounds



190 Dornie is a three-bedroom property with an adjacent one-bedroom annexe. The property offers the potential to generate income from the annexe, or could also be combined to create a spacious family home. The property is in need of upgrading and modernisation throughout. 190 Dornie has partial UPVC double glazing and has electric heating.

An external door gives access to the main property. This opens into a spacious sitting room with a front-facing window enjoying open water views. There is a wood-burning stove set on a tiled hearth with tiled surround and wooden mantle, along with a built-in cupboard.

From here, a door leads to a double bedroom, again with a front-facing window and open views, and an en-suite shower room comprising WC, wash hand basin and shower.

Patio doors from the sitting room open into an L-shaped sunroom with dual aspect windows, offering panoramic views towards the Summer Isles.

A door leads from the sitting room to the kitchen which is fitted with a range of beech effect floor and wall units with a granite effect worksurface. It has a tiled floor and tiling to the majority of the walls. There are two windows to the rear and a door to the side garden.



A staircase rises from the sitting room to the upper floor, where there are two double bedrooms, both enjoying open aspects, and a family bathroom fitted with WC, wash hand basin and bath. Both bedrooms have built-in double wardrobes, providing excellent storage.

The annexe is accessed by a UPVC door which opens into the living room. To the left is a door to a well-proportioned double bedroom with a window to the front, enjoying far-reaching views towards the sea. The living room has a front-facing window capturing the same attractive outlook. The focal point of the room is a log-burning stove set on a tiled hearth with a tiled surround and wooden mantle.

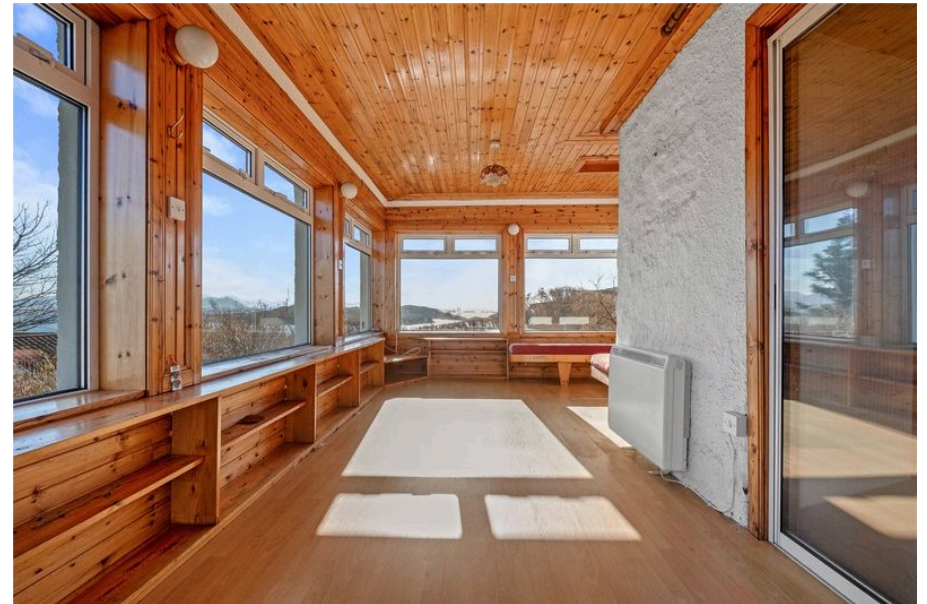
A door from the living room leads into a compact kitchen area, fitted with a small number of floor and wall units. It has dual aspect windows to the front and side and a door to the garden. Also accessed from the living room is a shower room comprising WC, wash hand basin and shower cubicle. A wooden staircase rises to the attic, which has a generous floored area with Velux windows.

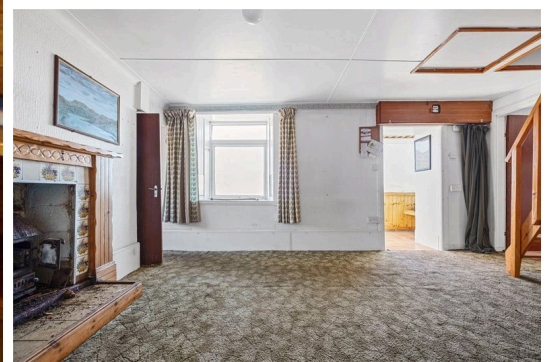
Externally, the property is set within generous garden grounds, mainly laid to grass with terraced areas to the rear, interspersed with trees and shrubs, and bounded by stone walling and stock fencing. There are three outdoor stores and off-street parking to the side.

NOTE

There is a triangle of garden ground marked out in the back garden, which is still in crofting Tenure. The purchaser can apply to decroft that ground should they wish.

A plan is available on request.







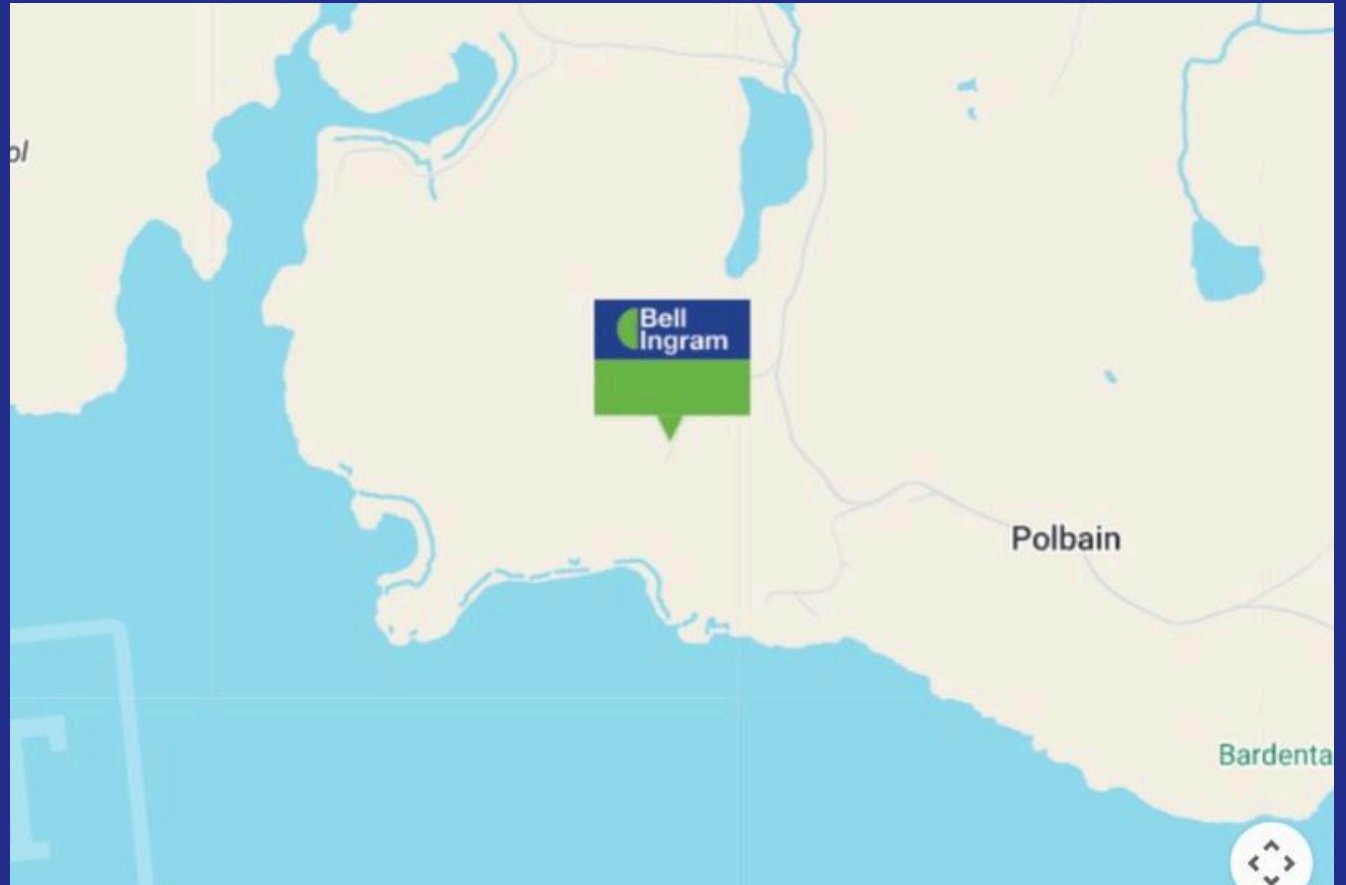
Location

Dornie, Achiltibuie is a small and peaceful coastal township set within the breathtaking landscape of the Coigach peninsula in the north-west Highlands of Scotland. Renowned for its unspoilt natural beauty, the area enjoys spectacular views across the Summer Isles and the Atlantic Ocean, with a dramatic backdrop of rugged hills and mountains.

Achiltibuie itself offers a close-knit and welcoming community, with local amenities including a village store, post office, primary school and leisure facilities. The wider area is a haven for outdoor enthusiasts, with excellent opportunities for walking, hill climbing, kayaking, sailing and wildlife watching right on the doorstep. The nearby shores and lochs are rich in marine life, while the surrounding hills provide some of the most striking scenery in the Highlands.

Despite its tranquil and remote feel, Dornie remains accessible, with Ullapool approximately an hour's drive away, offering a wider range of shops, services and transport links, including ferry connections to the Western Isles.

Overall, Dornie, Achiltibuie offers an exceptional lifestyle opportunity for those seeking peace, natural beauty and a strong sense of community in one of Scotland's most scenic coastal locations.

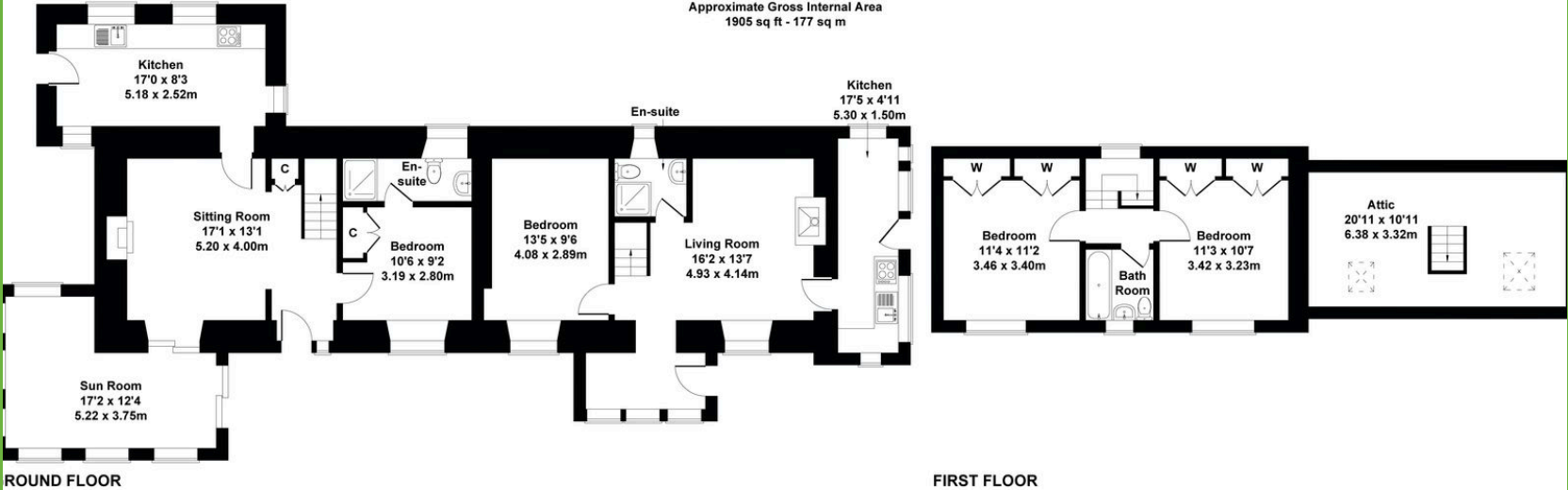


Plans

177 sq m

Sulaisgeirr, 190 Dornie, Achiltibuie, Ullapool, Highland, IV26 2YP

Approximate Gross Internal Area
1905 sq ft - 177 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

Local Authority

Highlands and Islands Council

Council Tax

Band = E

Tenure

Freehold

EPC

EPC Rating = F

Sulaisgeirr

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 82 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | 32 | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | | |

Services & Additional Information

Mains water

Drainage to septic tank

Directions

From Inverness, proceed north over the Kessock Bridge on the A9, taking the exit at the Tore roundabout onto the A835 signposted for Ullapool. Continue on the A835 for approximately 60 miles, passing through Contin and alongside Loch Glascarnoch, before reaching Ullapool.

Drive through Ullapool, remaining on the A835 for a short distance, then turn left onto the single-track road signposted for Achiltibuie. Follow this road for around 11-12 miles as it winds through the Coigach peninsula.

At the junction signposted for Polbain, turn left and continue for approximately 2 miles. Take the sharp right turn and follow the road for a further 1.5-2 miles, bearing slightly left towards Dornie. Continue into the Dornie township, where No. 190 is located within the scattered crofting settlement, accessed directly from the single-track road.

What3Words///gambles.woof.sediment

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Offers Over £170,000



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