



£15,050 BELOW HOME REPORT VALUATION



BEULAH, TIGHNAFILINE, AULTBEA, ROSS SHIRE

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|--------------------|--------------|-------------------------|
| Entrance vestibule | Kitchenette | 5 Bedrooms |
| Hall | Utility room | Garage & Adjoining Shed |
| Lounge | 2 Bathrooms | Shed/Greenhouse |
| Dining room | 2 Cloakrooms | Large garden |
| Kitchen | Study | |

Offers over £259,950



Beulah is a substantial detached dwelling house occupying an elevated position and enjoying superb views over Loch Ewe and the Isle of Ewe beyond. Aultbea, located on the North West coast of Scotland is famous for its stunning scenery and is popular with outdoor enthusiasts and nature lovers. The village offers a good range of amenities including a general store, butcher, hotels, doctor's surgery and church. There is a primary school and secondary school children are transported to Gairloch. Bus service to Inverness 6 days a week.

Well maintained and in good order throughout the property offers accommodation arranged over two floors. The space and layout of the property provides potential for bed and breakfast or self catering business with the first floor of the house having a kitchenette, 3 double bedrooms a bathroom and cloakroom. Access to the first floor is conveniently placed in the front vestibule. The ground floor accommodation is bright and spacious with generous living space, 2 double bedrooms, bathroom and cloakroom. The property benefits from having double glazed windows and Calor gas heating with radiators throughout.

Beulah is set in enclosed, generous grounds which display a wide variety of mature trees and plants and incorporate vegetable plots and soft fruit beds. A tarmac driveway provides good parking and turning space and gives access to the garage which has power and light and an adjoining shed. The shed/greenhouse in the rear garden is included in the sale price.

The current boundary fence has been in situ for over twenty years. Particulars of the initial boundary according to the original title deed may be viewed on request.

Only by viewing can one fully appreciate the beautiful position, attractive gardens and spaciousness of this family home.

To reach the property take the Ullapool Road from Inverness. At the Braemore Junction (before Ullapool) take A832 and follow the signs for Aultbea. On reaching the village head for Aultbea Stores. After the store take the road to the right and follow it uphill. Beulah is the first house on the left hand side.



Entrance vestibule: 1.82m x 1.87m

Front door opening to the vestibule. From the vestibule access can be gained to the first floor of the property and to the ground floor hall.

Hall: 1.23m extending to 5.98m x 0.85m extending to 3.44m

With under stairs cupboard and large storage cupboard.

Lounge: 5.64m x 4.19m

Bright and spacious room with large front facing window enjoying the views. Open fire in fireplace with slate hearth and inset and wood surround. Door leading through to the dining room.

Dining room: 4.16m x 3.60m

Attractive, well proportioned room with sliding patio door opening to the rear garden. Door giving access to the kitchen.

Kitchen: 4.20m x 3.00m

Well fitted with floor based and wall mounted units incorporating a gas hob, filter hood, oven, grill and fridge. The dish washer is also included in the sale price. Rear facing window access to the utility room.

Utility room: 1.25m x 2.24m

With space for a washing machine and tumble dryer. The washing machine is included in the sale price. Door to rear garden.

Bathroom: 2.80m x 2.38m

Recently refurbished and fitted with a WC, wash hand basin, bath with tap attached shower and mains shower in shower cubicle. Heated towel rail. Tiled flooring and wet wall on all walls, electric underfloor heating. Rear facing window.

Cloakroom: 2.82m x 0.93m

Fitted with a WC and wash hand basin. Rear facing window.

Bedroom 1: 4.18m x 3.89m at widest point.

Double room with front facing window. Large walk in wardrobe.

Bedroom 2: 4.19m x 2.80m

Double room with front facing window enjoying the views. Fitted with a wash hand basin.

Study: 4.20m x 2.75m

With built in shelving, cupboards and wardrobes providing excellent storage and display space. This room could be considered as an additional bedroom. Rear facing window.

First floor

A further 3 bedrooms, kitchenette, cloakroom, bathroom and walk-in shelved airing cupboard with lpg combi boiler are located on the first floor.

Bedroom 3: 4.75m x 3.91m

Spacious double room with velux window and glazed fire escape door. Built in storage cupboards and wash hand basin.

Bedroom 4: 4.98m x 3.32m

Double room with side facing window. Built in cupboard. Fitted with a wash hand basin.

Bedroom 5: 3.23m x 3.11m

Double room with front facing window benefiting from the extensive views. Fitted with a wash hand basin.

Kitchenette: 3.19m x 2.79m

With space for a fridge, cooker and dining table. Storage units. Front facing window.

Cloakroom: 1.89m x 1.00

Fitted with a WC and wash hand basin.

Bathroom: 2.66m x 1.85m

Fitted with a WC, wash hand basin and bath with electric shower fitted above. Heated towel rail. Wet wall around the bath and half wall height to remaining walls.

Garage: 6.10m x 3.61m

With power and light and adjoining shed.

Conditions

All carpets, some curtains, oven, hob, filter hood, washing machine, dishwasher and shed/greenhouse are included in the sale price.

Council Tax

Band F

Post Code

IV22 2JE

Energy Performance Rating

Band D

Home Report

A Home Report exists for this property and can be made available to seriously interested parties.

Viewing

By appointment through South Forrest or contact the sellers direct on 01445 731112

Price

Offers over £259,950.

Further details, facts and photographs can be viewed online at

www.thehousewithaview.com



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