



**TIGH BEAG, UPPER ARDELVE,  
KYLE OF LOCHALSH, IV40 8EY**

Lovely 2 Bedroom Detached Cottage with beautiful views overlooking Loch Alsh

Entrance porch/  
conservatory  
Hall  
Lounge/Kitchen/

Dining area  
2 Bedrooms  
Bathroom

Electric storage  
heating  
Double Glazing

Offers over £130,000



Tigh Beag is a lovely cottage located in the small hamlet of Ardelve close to the iconic Eilean Donan Castle and approximately 8 miles from Kyle of Lochalsh. The cottage has previously been let out as successful holiday lets and its idyllic location offers beautiful views over countryside to Loch Alsh and the hills beyond. The cottage offers well laid accommodation and the open plan lounge/kitchen/dining room with its double aspect windows makes this a lovely bright room for sitting and relaxing. The entrance conservatory, with triple aspect windows, also offers an ideal spot for sitting and enjoying the beautiful scenery. The cottage benefits from double glazing and electric storage heating; there are two good sized bedrooms with windows to the front and side elevation.



The cottage sits within good sized garden grounds and is mainly laid to grass; the rear garden has an elevated position and benefits from stunning views over Loch Alsh towards Eilean Donan Castle. Tigh Beag is offered for sale with all its fixtures and fittings and would make an ideal purchase for someone wishing a holiday home in this stunning location or as an income. Drainage is by way of a septic tank which is registered with SEPA.

The area is a highly popular tourist destination with an excellent range of outdoor activities available including hillwalking, fishing and sailing. In nearby Dornie there is a local shop, hotel, public bar and post office. The village of Kyle of Lochalsh, some 7 miles distant is a popular tourist centre where the Skye Bridge is found and there is a direct link by railway to Inverness. Kyle of Lochalsh offers a wider range of amenities and facilities including shops, post office, banks, hotels, restaurants, medical services, golf course, swimming pool and supermarket.

Inverness, which is approximately miles 70 distant, is the main business and commercial centre for the Highlands and offers recreational, shopping and leisure facilities along with excellent road, rail and air links to the South and beyond.



Entrance to Tigh Beag is through a path leading to the entrance porch/conservatory.

**Entrance porch/conservatory:**

2.01m x 1.64m

Tiled floor, Triple aspect windows. Perspex roof. Opaque glass door leads to:-

**Hallway:** 3.61m x 1.01m

Hatch to loft. Smoke alarm. Wooden cupboard. Fuse box on wall. Electric meter above door. Carpet. Doors to bathroom and bedroom 1.

**Bathroom:** 1.83m x 1.71m

Opaque window to front. Fitted WC, wash hand basin and bath with Mira shower over; enclosed with shower curtain. Fan heater, fan extractor, wet wall round bath. Vinyl flooring.

**Bedroom 1:** 3.05m x 3.03m extending to 3.59m

Window to front. Vanity shelf with mirror above, open-plan hanging rail with shelf above. Electric storage heater. Carpet.

**Bedroom 2:** 2.80 extending to 3.31m x 3.14m

Window to side. Open plan hanging space with shelf above. Storage heater

**Lounge/kitchen/dining room:**

This area is all open-plan with double aspect windows to front and side.

**Lounge area:** 4.85m x 2.84m

Electric fire set in ornate hearth, storage heater, electric heater, carpet



**Dining/Kitchen area:** 1.97m extending to 3.20m x 3.66m

Fitted with floor and wall storage units, Stainless steel sink and drainer. This area is laid with vinyl. Electric cooker with oven, hob, grill. And cooker hood. Zanussi washing machine. Indesit tumble dryer, Hotpoint fridge, smoke alarm.

**Garden**

The front garden is mainly laid to grass with mature bushes, shrubs and trees. The large rear garden is on a slope and is mainly laid to grass with rough grassed areas, mature trees and enclosed by a fence. A stream trickles through the rear garden and the top of the rear garden which is situated in an elevated position provides stunning views over Loch Alsh towards Eilean Donan Castle.

**Rateable Value**

The current Rateable Value is £1,800 per annum. Please be aware that this may be subject to change upon sale.

**Extras**

All items of furniture (including linen, crockery, etc.) as seen within the property are included in the asking price.

**Services**

The subjects benefit from mains electricity and water. Drainage is by way of septic tank.

**Entry**

Entry is by mutual arrangement.

**Energy Performance Certificate**

Band E

**Viewing**

By appointment through South Forrest Property Department on 01463 250255.





Eilean Donan Castle



**Directions**

From Inverness take the A82 road travelling towards Fort Augustus along the shores of Loch Ness. At Invermoriston take the A887 road going towards Kyle of Lochalsh and continue until you come to Eilean Donan Castle. Approx. a mile from the castle, cross over the bridge then turn to the left signposted Ardelve. Follow the road taking the first turning (down the brae) on the left. Continue along this road for a short distance, passing a few houses on your right. Tigh Beag is identified by our South Forrest For Sale board.



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