



**TIGH A'CHLADAICH, UPPER ARDELVE,
KYLE OF LOCHALSH, IV40 8EY**

Charming 2 Bedroom Detached Cottage with stunning views overlooking Loch Alsh

Hall
Lounge
Kitchen

2 Bedrooms
Shower room
Electric storage heating

Double Glazing
Shed
Rear porch

Offers over £145,000



Tigh A'Chladaich is a charming cottage located in the small hamlet of Ardelve and approximately one mile distant from the world famous Eilean Donan Castle. The cottage sits in a tranquil location and boasts stunning views over Loch Alsh to the hills and beyond. The cottage offers well laid out accommodation and benefits from double glazing and electric storage heating. The bright lounge offers beautiful views making this the perfect room to sit and relax whilst soaking up the wonderful scenery.



The good sized “country style” kitchen is set to the rear of the property and provides ample space for informal dining along with plenty storage space. Leading off from the kitchen is the rear porch; this area is currently used as storage and provides useful space for changing coats and footwear etc. The shower room has the benefit of an easy access shower enclosure and the bedrooms are of good size facing the front and rear of the property. Tigh A'Chladaich is offered for sale with all its fixtures and fittings and would make an ideal purchase for someone wishing a lifestyle change. 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, swimming pool and supermarket. Primary schooling is available at nearby Auchtertyre with secondary schooling at Plockton.

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 A'Chladaich is gained via a ramp with barrier which leads to the half opaque glazed front door.

Hall: 4.24m x 1.23m

Storage heater, fuse box. Water control timer. Smoke alarm. Carpet. The hall gives access to all rooms.

Lounge: 4.48m x 3.55m

Window to front. Electric fire in wooden mantle providing a pleasing focal point. Storage heater. Carpet.

Kitchen: 3.45m x 3.30m

Rear facing window. Fitted wall and base units, stainless steel sink and drainer. Worktop space and open pantry cupboard with shelves. Free standing “Belling” electric cooker, “Zanussi” washing machine and “Lec” fridge. Storage heater. Half glazed door leading to rear porch (former Wood Store) (1.84m x 1.47m) which is used for storage and houses the tumble dryer. Vinyl flooring. Half glazed door leads to rear garden.

Bedroom 1: 3.41m x 3.02m

Window to front. Electric storage heater. Alcove with storage space below. Airing cupboard with shelves. Carpet.

Bedroom 2: 3.38m x 3.32m

Window to rear. Storage heater. Storage cupboard. Carpet.

Shower room: 2.23m x 2.18m

Opaque window to rear. Fitted with WC, wash hand basin and bath. Walk-in shower unit with “Mira” shower, disabled seat and hand rail enclosed by shower curtain. Fan heater, extractor fan. Medicine cabinet. Wet floor. Wet wall around shower unit. Storage cupboard and further cupboard housing hot water tank above. Vinyl flooring.

Garden

The front garden is partly enclosed by a small wall and 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 boasts stunning views over Loch Alsh and towards Eilean Donan Castle.

Rateable Value

The current council tax banding is band B. 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.

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. Approximately one 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 A'Chladaich is identified by our South Forrest For Sale board.



SouthForrest
Solicitors and Estate Agents

8 Ardross Terrace, Inverness IV3 5NW
T. +44 (0)1463 237171
F. +44 (0)1463 243548
DX IN 16 ▪ LP 6 Inverness 1
E. email@southforrest.co.uk
www.southforrest.co.uk

These particulars are believed to be correct, but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of any alleged misstatement herein or in any advertisement.

SPC SCOTLAND
spcscotland.co.uk



54067