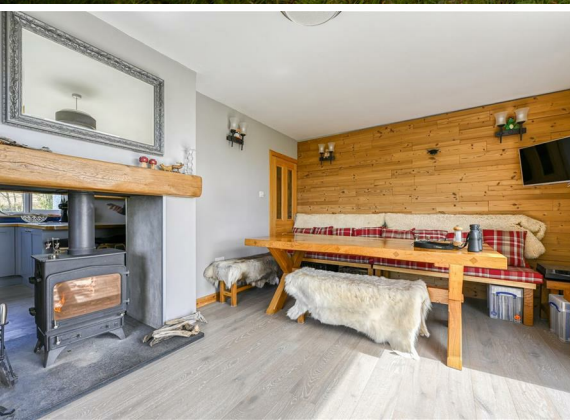




**20 Big Sand,
Gairloch, IV21
2DD**

Offers Over
£340,000



- Modern and spacious 5 bed villa
- Rural location with stunning views
- Flexible accommodation over 2 floors
- Well maintained gardens with fantastic views
- Garage/workshop and car port
- EPC band D

Situated in a peaceful rural location, 20 Big Sand is a modern, well-maintained detached home offering breathtaking views over rugged croftland towards Big Sand beach, the Torridon Mountain Range and across the Minch towards Skye. The flexible accommodation begins with a welcoming entrance hallway leading to the ground floor accommodation. The cosy lounge/dining area features patio doors opening onto a decked area and a dual-aspect wood burning stove, perfect for relaxing evenings. The kitchen is fitted with contemporary base units and solid oak worktops, complete with a breakfast bar providing a casual dining space. The integrated appliances included in the sale are the oven, induction hob with integrated extractor, dishwasher and fridge. A conveniently located utility room also leads to the rear of the property. There are two double bedrooms, an additional bedroom/study, a modern shower room and a luxurious separate bathroom. A carpeted stairway leads to the upper level, which comprises an open-plan sitting/dining/kitchen area, two generously proportioned bedrooms, and a further shower room. . There is potential for this property to be configured as two separate homes.

There is double glazing and LPG central heating.

Outside is a gravel parking area, carport and garage/workshop, surrounded by well-maintained garden grounds. 20 Big Sand combines modern comfort with tranquil surroundings, offering a perfect haven for peaceful living.

Located on the dramatic west coast of the Scottish Highlands, Gairloch is a charming and vibrant village renowned for its sweeping sea views, sandy beaches, and majestic mountain backdrop. Set beside Loch Gairloch, the area offers a unique blend of natural beauty and community warmth, making it a highly desirable location for permanent living, holiday retreats, and investment opportunities. The village provides a wide range of amenities, including shops, a pharmacy, cafes, restaurants, and a well-regarded primary and secondary school. Gairloch also boasts a golf course, museum, and popular tourist attractions such as the nearby Beinn Eighe Nature Reserve and boat tours that explore the rich marine wildlife of the area. The location is ideal for outdoor enthusiasts, offering hillwalking, kayaking, fishing, and wildlife spotting right on the doorstep. With its connection to the North Coast 500 route and growing reputation as a Highland getaway, Gairloch continues to appeal to both visitors and residents seeking a relaxed lifestyle within stunning surroundings.

Directions: From the junction turning into Gairloch, head west through the village on the B8021 towards Big Sand and Melvaig. Continue on this road for approximately 5 miles, you will pass Sands Campsite on your left. Take the next junction on your left, sign posted Big Sand. The property is the first on the right, a For Sale Board is located at the road end.

Alternatively, you can use the app What3words. By entering the below words. It will give you directions to the house.
originals.spoons.exit

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Dishwasher, fridge, oven and induction hob.

SERVICES: Mains electricity, water and private septic tank drainage. Full-fibre broadband.

Council Tax: Band F

Tenure: Freehold

Floor area: 197m2

Entry: By mutual agreement

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

Lounge/Dining Room

18'0" x 11'5" (5.5 x 3.5)

Kitchen

14'1" x 11'5" (4.3 x 3.5)

Utility Room

13'5" x 5'2" (4.1 x 1.6)

Bedroom 1

11'9" x 7'10" (3.6 x 2.4)

Bedroom 2

11'5" x 10'9" (3.5 x 3.3)

Shower Room

8'2" x 5'10" (2.5 x 1.8)

Bathroom

9'2" x 8'2" (2.8 x 2.5)

Bedroom 5/Study

11'5" x 8'6" (3.5 x 2.6)

Lounge/Kitchen/Dining Area

21'11" x 15'5" (6.7 x 4.7)

Shower Room

7'2" x 6'2" (2.2 x 1.9)

Bedroom 3

14'1" x 10'9" (4.3 x 3.3)

Bedroom 4

11'1" x 9'10" (3.4 x 3.0)





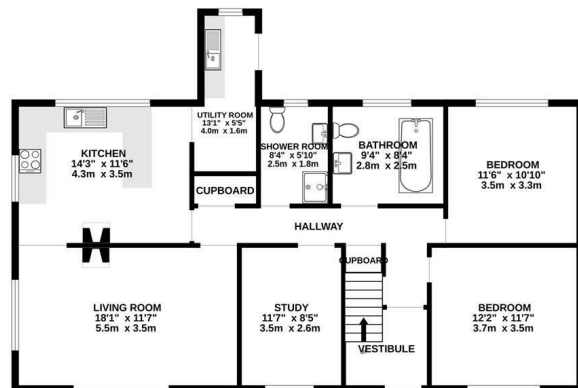


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GROUND FLOOR



1ST FLOOR

