



## Larrachbeag

26 North Erradale, Gairloch, IV21 2DS

Peace and tranquillity are enjoyed from this 3 bedroom (2 en-suite bathrooms) detached one and a half storey home, with detached garage, situated in a rural community, approximately six miles from Gairloch, on the north-west coast of Scotland, with stunning views across the Minch to the Isle of Skye.

The accommodation on the ground floor comprises a lounge, kitchen/dining room, utility room, shower room, bedroom and study. On the first floor there are two bedrooms with en-suite bathrooms.

Viewing highly recommended to appreciate the accommodation and location.

### Accommodation:

#### Lounge

14'4" x 13'11" (4.38m x 4.26m)

#### Kitchen/dining room

20'7" x 9'8" (6.28m x 2.97m)

#### Hallway

14'11" x 7'2" x 11'6" x 3'10" (4.55m x 2.19m x 3.52m x 1.18m)





**Study**  
8'9" x 5'0" (2.67m x 1.54m)

**Utility room**  
7'11" x 7'5" (2.42m x 2.27m)

**Shower room**  
6'0" x 7'4" (1.83m x 2.25m)

**Bedroom 1**  
13'1" x 16'9" x 8'8" x 9'8" (4.00m x 5.12m x 2.66m x 2.97m)

**Bedroom 2**  
14'4" x 12'6" (4.37m x 3.82m)

**En-suite bathroom**  
9'8" x 5'5" (2.97m x 1.67m)

**Bedroom 3**  
12'6" x 13'1" (3.83m x 3.99m)

**En-suite bathroom**  
9'9" x 5'5" (2.98m x 1.67m)

**Outbuildings**

**Garden ground**

**Access road**

**Extras**

**Heating and glazing**

**Services**

**EPC Rating C**

**Council Tax Band E**



The home is spacious and bright, flooded by natural light. It is well laid out to provide comfortable living accommodation. It has been thoughtfully designed to enable one to enjoy the views from inside and outside the property. It is in excellent condition throughout with quality fittings and fixtures and benefits from a multi-fuel burner in the lounge.

The accommodation on the ground floor comprises a lounge, kitchen/dining room, utility room, shower room, bedroom and study. On the first floor there are two bedrooms with en-suite bathrooms.

The village of Gairloch is a popular tourist destination and has breathtaking scenery with beautiful beaches and a harbour. It is one of the main villages on the famous North Coast 500 route. There is a nine-hole golf course, an award-winning museum, several hotels, convenience stores, a takeaway restaurant, petrol station and garage, medical centre, pharmacy, leisure/community centre and a library. There are also several cafes, a bookshop, two post offices and two small art galleries.

Primary and secondary schooling are available in the village. Inverness City is approximately 70 miles from Gairloch and provides an extensive range of retail, business and leisure facilities. Inverness also benefits from excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.

#### **Accommodation:**

Lounge 4.38m x 4.26m

French doors to front and window to side with stunning views. Double partially glazed doors to kitchen/dining room. Multi-fuel burner on slate hearth with floating wooden fireplace mantel beam above. T.V. point. Smoke alarm and carbon monoxide detector. Wooden flooring.

Kitchen/dining room 6.28m x 2.97m

Dual aspect to side and rear. Wall and base units with worktop and tiling. Porcelain 1 1/2 bowl sink with left hand drainer. Integrated Zanussi electric cooker, ceramic hob and extractor. Integrated fridge and freezer. Spotlights. Heat alarm Tiled flooring.

Hallway 4.55m x 2.9m x 3.52m x 1.18m

Doors to kitchen, lounge, utility room and bedroom. Staircase to first floor. Smoke alarm. Understairs storage cupboard. Wooden flooring.

Study 2.67m x 1.54m

Windows to front and side. Hatch to roof space. Cupboard housing the electricity meter. Built-in desk and bookcase. Wooden flooring.

Utility room 2.42m x 2.27m

Window and door to rear. Worktop with shelves below. Plumbed for washing machine and space for tumble dryer. Extractor. Striplight. Tiled flooring.

Shower room 1.83m x 2.25m

Window to side. White WC and wash hand basin set in vanity unit. Shaver light. Shower cubicle with mains shower. Extractor. Towel rail and heated towel rail. Dimplex wall heater. Spotlights. Tiled flooring.

Bedroom 1 4.00m x 5.12m x 2.66m x 2.97m

Dual aspect to front and side. Wooden flooring.

First floor hallway 2.18m x 2.51m

Velux window. Doors to two bedrooms. Hatch to roof space. Smoke alarm. Lime washed wooden flooring.

Bedroom 2 4.37m x 3.82m

Dual aspect to front and side with stunning views of Skye. Double fitted wardrobe with hangrail and shelves. Access to eaves. Lime washed wooden flooring.

En-suite bathroom 2.97m x 1.67m

Velux window to rear. White WC and wash hand basin set in vanity unit. Shower bath with mains shower and shower screen. Extractor. Wall mirror. Towel ring. Heated towel rail. Dimplex wall heater. Spotlight. Tiling to walls and tiled flooring.

Bedroom 3 3.83m x 3.99m

Dual aspect to front and side with stunning views. Double fitted wardrobe with hangrail and shelves. Access to eaves. Lime washed wooden flooring.

En-suite bathroom 2.98m x 1.67m

Velux window to rear. White WC and wash hand basin set in vanity unit. Shower bath with mains shower and shower screen. Extractor. Shaver light. Heated towel rail. Dimplex wall heater. Spotlights. Tiled walls and tiled flooring.



## Outbuildings

Single detached garage with electricity supply.

Covered log store to rear of garage.

Polyhouse.

## Garden ground

The garden ground is mainly laid to lawn with a gravelled driveway leading up to the front of the property and garage. There is ample parking for several cars. There is a paved path leading round the side of the property to the rear. There is a ramp leading up to the rear door.

There is a polyhouse at the side of the property and a fish pond with a rockery.

The rear garden has been laid out for low maintenance with gravel and paving slabs. Steps lead up to the raised garden at the rear which has been left in its natural condition with heather and trees.

## Access road

The access road to the property is shared with a neighbouring property.

## Extras

## Heating and glazing

Electric off-peak storage heaters and electric heaters.

Double glazing.

## Services

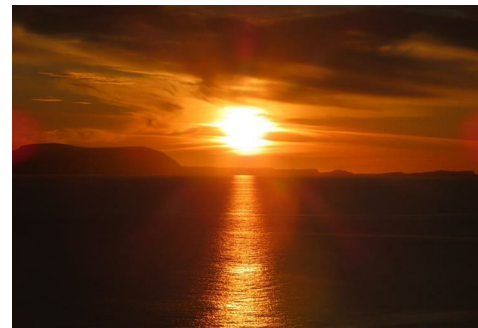
Mains and water.

Drainage to a private septic tank.

## EPC Rating C

## Council Tax Band E

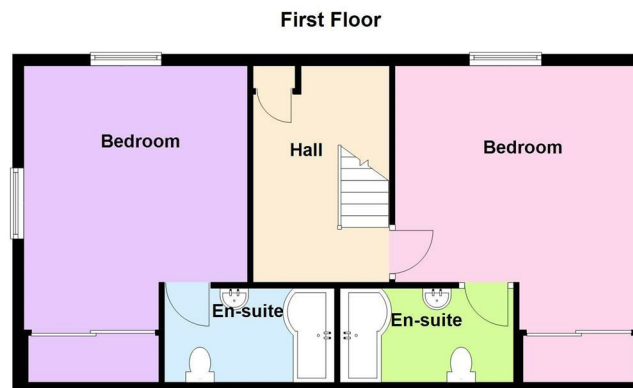




## Energy Efficiency Graph

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>93</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |           |



### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              |                                                                                                               | <b>98</b> |
| (81-91) <b>B</b>                                                | <b>88</b>                                                                                                     |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>Scotland</b>                                                 | EU Directive 2002/91/EC  |           |

## Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.