



4 FASAICH, GAIRLOCH, ROSS SHIRE

Hall
Lounge
Dining Room/4th
Bedroom

Kitchen
Utility Room
Conservatory
Sun Lounge

Bathroom
3 Bedrooms
Double Garage
Garden

Offers Over £275,000



Gairloch is a thriving community in Wester Ross, noted for its clean beaches and wealth of wildlife. The spectacular sea and mountain scenery attracts a large number of visitors who come to enjoy the many outdoor pursuits the area has to offer. Gairloch has a superb range of amenities including shops, hotels, medical facilities, golf course and schools.





Gairloch is located approximately 70 miles from the Highland capital of Inverness and can be reached by taking the A9 north from Inverness to Tore, the A835 from Tore to Garve and taking the A832 just beyond Garve straight through to Gairloch. On reaching the village take the exit for Big Sand and Melvaig and follow this road passing the shops on both sides, you will cross 2 cattle grids and the turning for Fasaich is on the right hand side just after the second grid. 4 Fasaich can be found by turning left just after No.2 which is the first house you will see on the left entering Fasaich.

Occupying a pleasant elevated site of 1.1 Acres, 4 Fasaich enjoys stunning views over Loch Gairloch and to the Torridon mountains and also the Isle of Skye. Set in a generous garden this deceptively spacious bungalow offers versatile accommodation benefiting from double glazing and solid fuel heating operated from the multi fuel stove in the lounge. A feature of this home is the substantial conservatory which has been positioned to take full advantage of the superb views. The garden grounds display and variety of mature trees and incorporate a pond. There is a double garage and good parking space to the front of the property. Only by viewing can one fully appreciate the beautiful position of this home.

Vestibule: 1.14m x 1.51m
Giving access to the hall.

Hall: 2.41m x 7.03m at widest point

From the hall access can be gained to the lounge, dining room/4th bedroom, kitchen, bathroom and bedrooms. Loft access. Cupboard housing the hot water tank. Cloak cupboard.

Lounge: 6.02m x 3.91m
Very spacious room with large window enjoying the views. Feature stone fireplace with multi fuel stove. Space for informal dining.

Dining room/4th Bedroom: 2.95m x 2.93m
Currently being used as a dining room this room could easily be a 4th bedroom.

Kitchen: 2.93m x 2.89m
Fitted with floor based and wall mounted incorporating an electric oven, hob and filter hood. Immersion heater switch. Door leading to utility room.

Utility room: 2.02m x 1.80m
Shelved larder and space for

washing machine and fridge. Door giving access to the conservatory.

Conservatory: 4.84m x 3.80m

Spacious conservatory by Everest (glass roof incorporating chinchilla bronze motif) with windows on two sides allowing an open outlook over the garden and to the views beyond. Door to lounge/4th bedroom/study.

Lounge: 5.67m x 2.53m
Well proportioned room which could be considered for various uses.

Bathroom: 1.70m x 2.91m
Fitted with a WC, wash hand basin and steel bath with tap attached shower. Wall tiling around the bath and wash hand basin.

Bedroom 1: 4.16m x 2.94m
Spacious, double room with two built in wardrobes with mirrored doors.

Bedroom 2: 4.15m x 2.93m
Double room with built in wardrobes with mirrored doors.

Bedroom 3: 3.25m x 2.42m
Single room with rear facing window.

Conditions
Carpets, curtain, oven, hob and filter hood are included in the sale price.

Council Tax
Band E

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

Post Code
IV21 2DH

Viewing
By appointment through South Forrest Property Department on 01463 250255

Price
Offers Over £275,000



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