




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Cairnbank

GAIRLOCH, ROSS-SHIRE, IV21 2BP



THE LOCATION

Gairloch, Ross-shire, IV21 2BP

Situated on the shore of Loch Gairloch amongst the awe-inspiring landscape of Wester Ross, Gairloch offers a wealth of spectacular scenery and activities for visitors. There are several quality sandy beaches in the area, such as the brilliantly named Big Sand, and Redpoint, which offers stunning views to Raasay, Skye and the Western Isles, and unforgettable sunsets across the Minch.

Offering an abundance of local services including general stores, chandlery, gift shops, a fish shop, an outdoor shop, a farm and garden store, newsagent, hairdresser, bank, Post Office, filling station and an abundance of eateries including takeaway, cafes, and several hotels. There are both primary and secondary schools found in the village as well the Toybox Children's Centre supplying daycare for children from three months to twelve years old.

There are sandy beaches within easy walking distance and a wealth of wildlife in and around the area with tours from Gairloch Pier which look out for porpoises, seals, whales, or sea birds. There are excellent local walks available, a gorgeous nine-hole golf course, river and loch fishing and stalking can be arranged at certain times of the year. For the active, further outdoor pursuits are available locally including rock climbing, abseiling, orienteering, pony trekking and sailing. There is a swimming pool at Poolewe six miles north of Gairloch. Beinn Eithe nature reserve is some sixteen miles south. Inverness is seventy miles away which has all the facilities you would expect from a city including excellent transport links by air and rail.



CAIRNBANK

Gairloch, Ross-shire, IV21 2BP

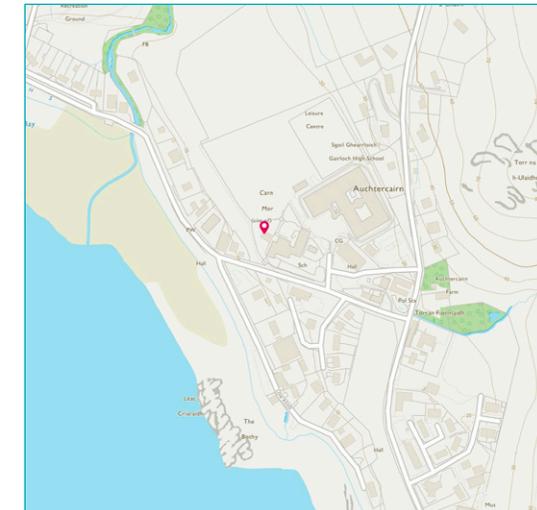
Cairnbank is a traditional four bedroom Detached family home commanding fabulous sea views across Loch Gairloch. The current owners have maintained the property to a high standard as a traditional family home with potential for further development. Presented to the market with generous living space, full double glazing, and Dimplex Quantum electric space heaters. This villa has a beautiful elevated and tranquil location in Gairloch, Wester Ross.

The house is over two levels. On the ground floor, the property comprises a beautiful bay window lounge with open fire. A large bay window sitting room with an inserted wood/multi-fuel burner and large family kitchen diner. The kitchen has considerable storage space and includes an electric cooker/double-oven plus dishwasher/microwave and fridge freezer. To the rear of the kitchen, there is a shower room/WC. A separate external door leads to the rear garden and large Garage which supports further white goods. The upper accommodation comprises three double bedrooms a single bedroom and modern family bathroom room with fabulous sea views to the west and north.

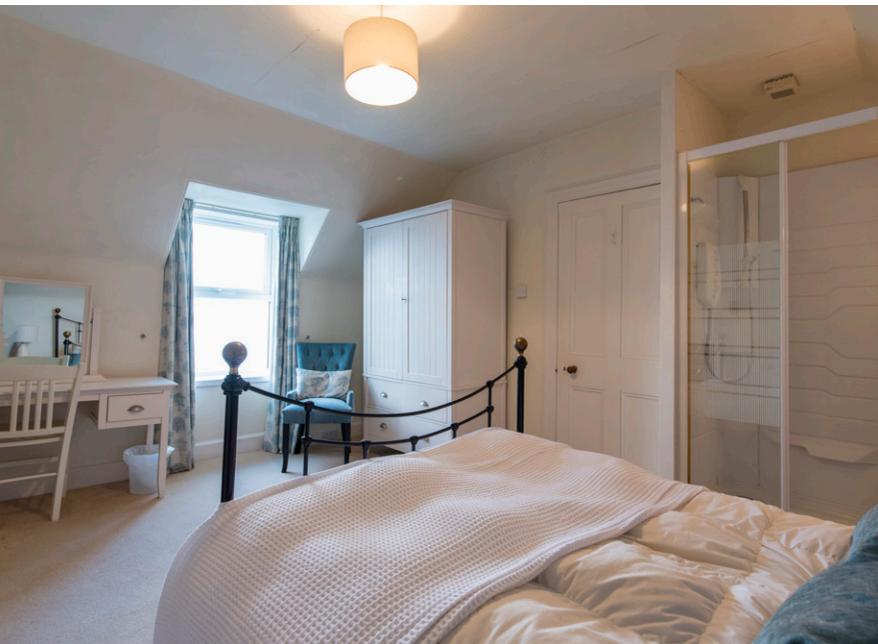
A private drive leads up to the elevated property where there is parking for multiple vehicles. The sizeable front and rear gardens are laid to lawn with a flagstone patio immediately in front of the house. There is considerable developmental space around the property if desired. Situated on the world-renowned North Coast 500 route it will make a fantastic holiday let or family home. Viewing is the only way to fully appreciate the stunning location, comfort, and development potential.



SITTING ROOM, LOUNGE,
DINING ROOM & KITCHEN



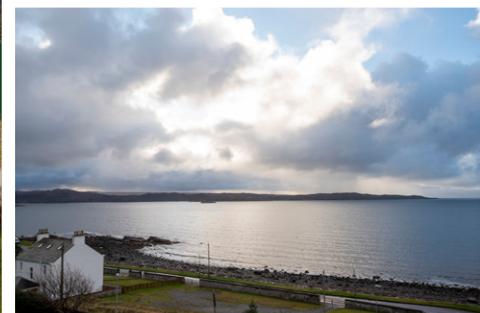
BEDROOMS, BATHROOM & SHOWER ROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.90m (12'10")
Sitting Room	4.80m (15'9") x 4.00m (13'1")
Dining Room	4.50m (14'9") x 4.00m (13'1")
Kitchen	5.79m (19') x 3.20m (10'6")
Shower Room	2.90m (9'6") x 1.80m (5'11")
Garage	8.00m (26'3") x 2.30m (7'7")
Bedroom 1	4.70m (15'5") x 3.60m (11'10")
Bedroom 2	4.10m (13'5") x 3.70m (12'2")
Bedroom 3	3.20m (10'6") x 2.00m (6'7")
Bedroom 4	2.80m (9'2") x 2.10m (6'11")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Gross internal floor area (m²): 152m²
EPC Rating: E




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MPL.



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer