

# Caberfeidh

ARDANEASKAN, LOHCARRON, STRATHCARRON, HIGHLAND, IV54 8YL



*Three bedroom, two bathroom luxurious living with incredible views. Modern elegance, garden room overlooking the loch with Airbnb opportunity, your sanctuary by the loch awaits*



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Welcome to Caberfeidh, Ardaneaskan – where extraordinary living meets unparalleled views.

# THE LOUNGE/DINER



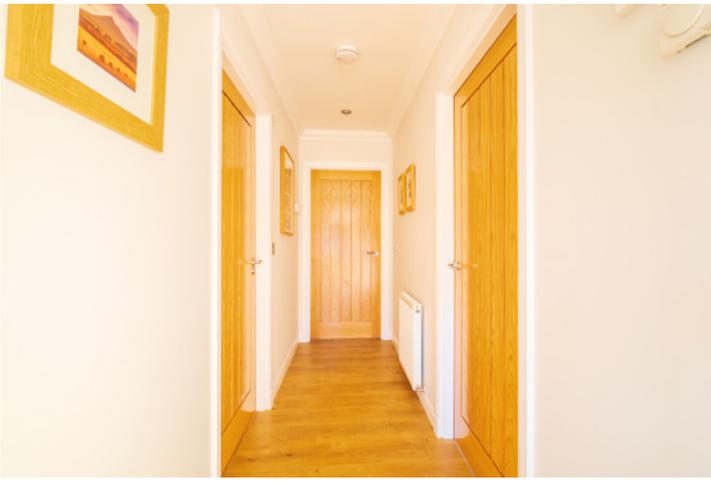
Step into luxury with a lounge/diner that will leave you breathless, boasting a cathedral-style window that bathes the room in natural light. The focal point is a stunning wood-burning fireplace, providing warmth and ambience.

# THE KITCHEN & UTILITY



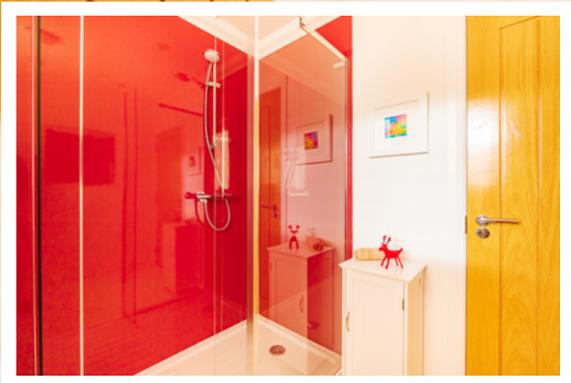
The modern kitchen is a masterpiece with sleek grey gloss units, seamlessly blending style and functionality. The utility room ensures practicality in daily living.



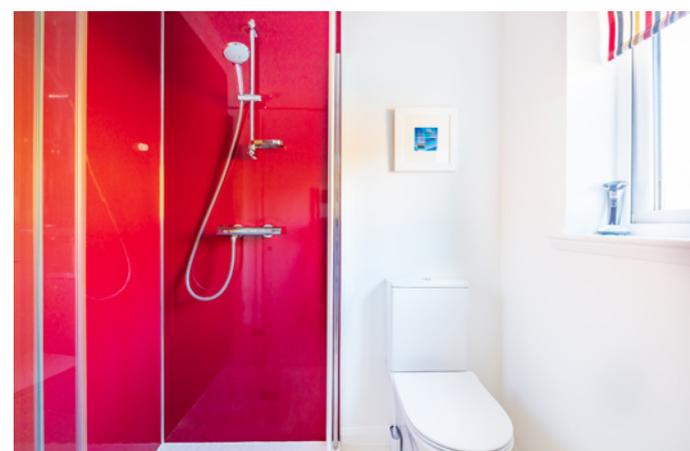


Three generously sized double bedrooms offer comfortable retreats, with the primary bedroom featuring an en-suite shower room, walk-in wardrobe, and patio doors that open to a private haven. A separate family shower room adds convenience.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



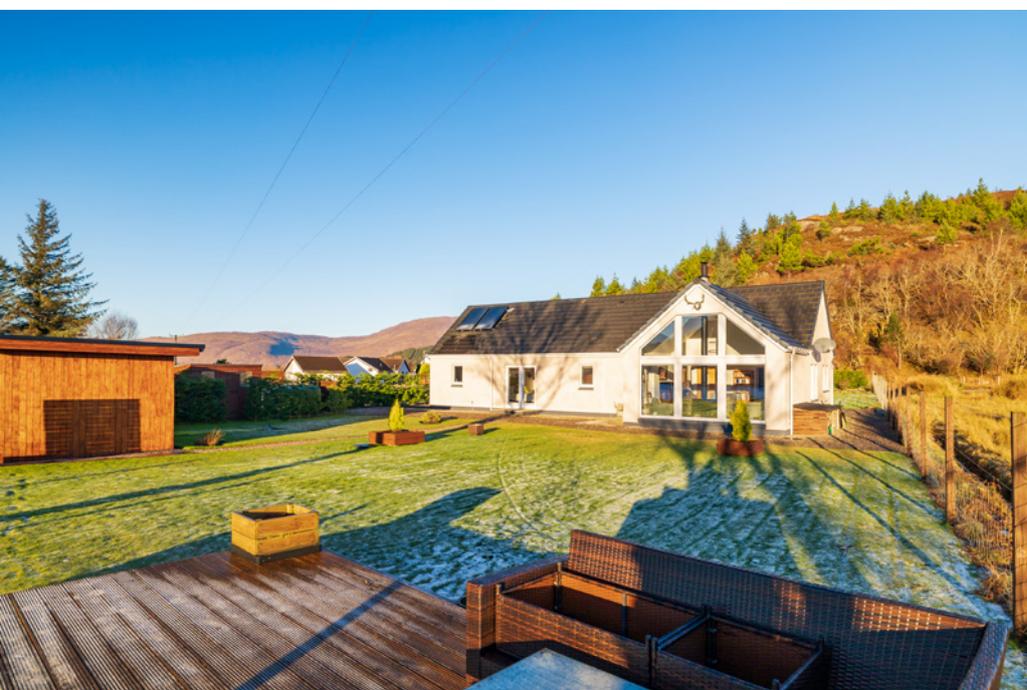
# BEDROOM 3



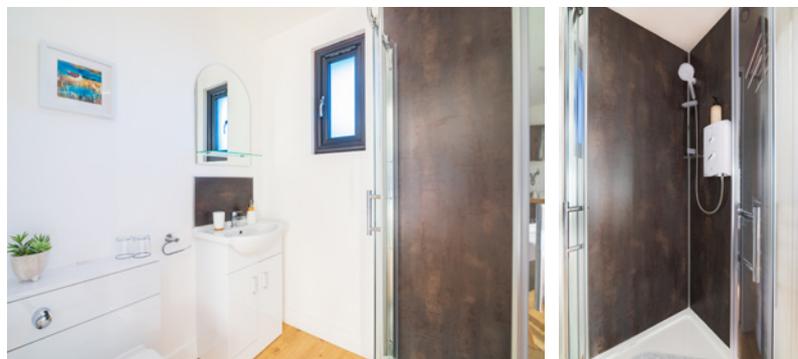
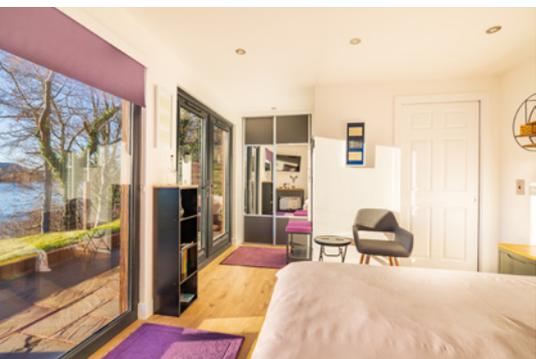
Caberfeidh includes a single garage, adding a touch of convenience to your lifestyle. Step outside to discover impressive grounds that capture breathtaking views of the water. The property comes complete with a Wee Caber Garden Room at the bottom of the garden with uninterrupted views of the loch and mountains. Currently operating as a successful Airbnb, this charming space presents an exciting income opportunity or a welcoming haven for visiting family and friends.

Indulge in the serenity of Caberfeidh, where every detail is a testament to refined living. This property invites you to experience a lifestyle that seamlessly blends sophistication with the tranquillity of Ardaneaskan's natural beauty.

# EXTERNALS



# WEE CABER



# FLOOR PLAN, DIMENSIONS & MAP

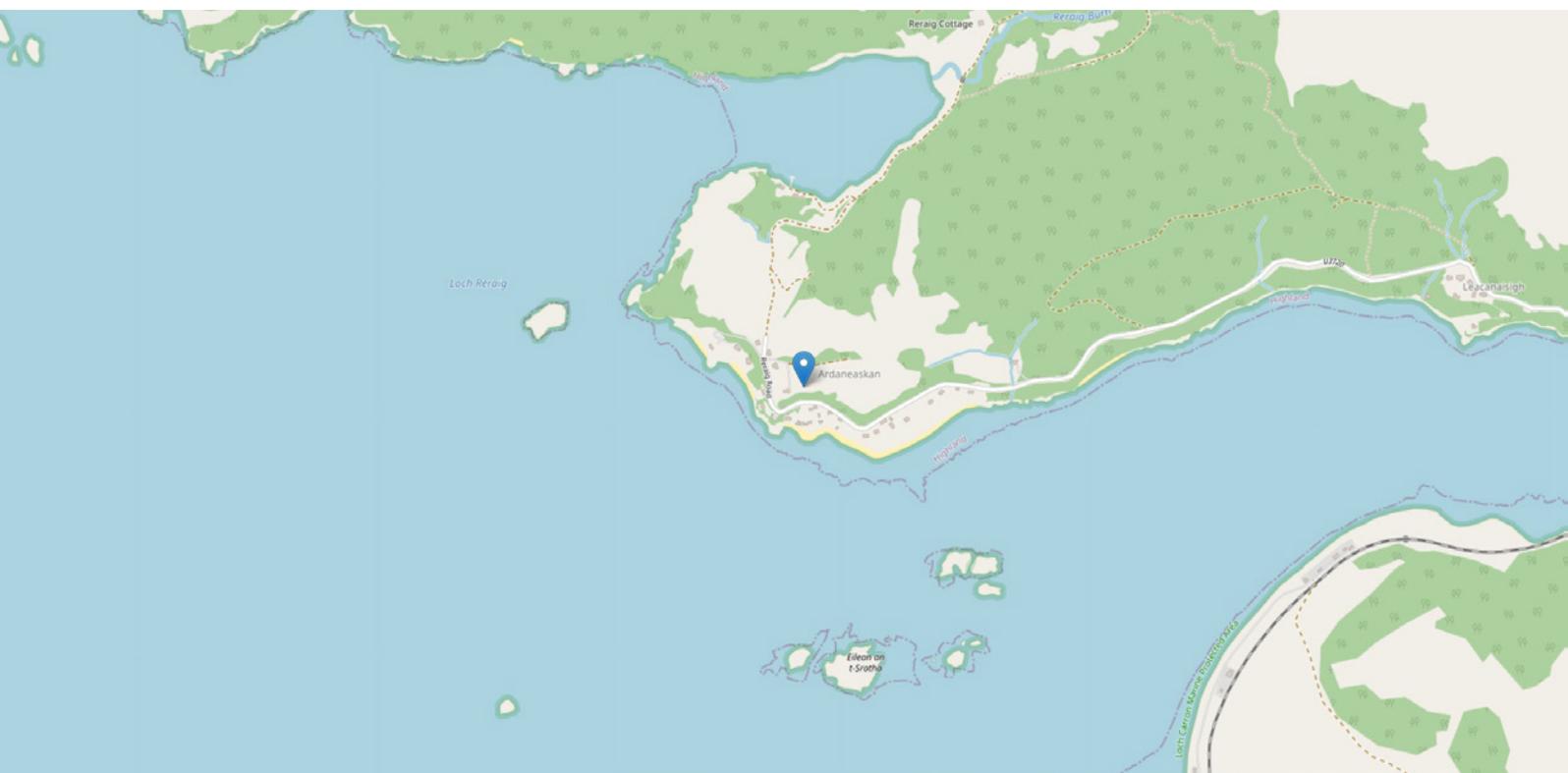


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.70m (22') x 4.50m (14'9")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Utility	1.90m (6'3") x 1.00m (3'4")
Bedroom 1	4.00m (13'1") x 3.90m (12'10")
En-suite	2.00m (6'7") x 1.90m (6'3")
Walk-in Wardrobe	1.90m (6'3") x 1.90m (6'3")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")

Bedroom 3	2.90m (9'6") x 2.60m (8'6")
Shower Room	2.40m (7'10") x 1.90m (6'3")
Garage	5.90m (19'4") x 3.05m (10')
Wee Caber	4.60m (15'1") x 3.30m (10'10")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 100m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Caberfeidh is a fantastic detached home in the quiet coastal setting of Ardaneaskan. The pretty village of white-washed houses lies on the shore of Loch Carron, in the Wester Ross region of Scotland, offering peace and tranquillity. With an abundance of wildlife and scenery, Ardaneaskan is the ideal location from which to explore further the west coast of Scotland, with easy access to the Isle of Skye, Applecross, Torridon and Gairloch.





Close-by Attadale Gardens offers visitors the chance to roam the ancient paths that wind through the woodlands that red squirrels have made their home. Nearby Lochcarron has its own 9-hole links golf course and an excellent range of services, including a grocery store, Post Office, medical centre and library. There is also a bistro and cafes, a craft hub and the Weavers Tartan Centre.

Leisure activities include sailing, fishing, hill walking and mountain biking. There is a primary school in Lochcarron with secondary school education at nearby Plockton High School (transport is provided locally). Inverness is located approximately 65 miles away, providing all the amenities you would expect from a city. Excellent transport links to major locations within the UK and Europe are provided by bus and rail links and flights available daily from Inverness Airport.



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