

Number Seven Cottage

ACHILTIBUIE, ULLAPOOL, HIGHLAND, IV26 2YG



Beautiful two/three-bed detached cottage in a breathtaking coastal setting



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Situated in a stunning coastal setting, Number Seven Cottage is a charming and beautifully presented two/three-bedroom, two-bathroom detached home, offering comfortable living spaces and breathtaking surroundings.

THE SUN ROOM



The property welcomes you with a bright sunroom to the front, the perfect spot to relax and take in the natural beauty of the area.

The lounge is warm and inviting, featuring a lovely wood-burning stove that creates a cosy focal point, this room has also previously been utilised as a ground floor bedroom and could be again if required.

THE LOUNGE



THE KITCHEN



The kitchen is well-appointed and benefits from a useful store room and pantry cupboard, providing excellent storage. The separate dining room is ideal for entertaining.



THE DINING ROOM



THE SHOWER ROOM



On the ground floor, there is a modern shower room. Upstairs, the property offers two spacious double bedrooms, both served by a family bathroom.



BEDROOM 1



BEDROOM 2



THE BATHROOM

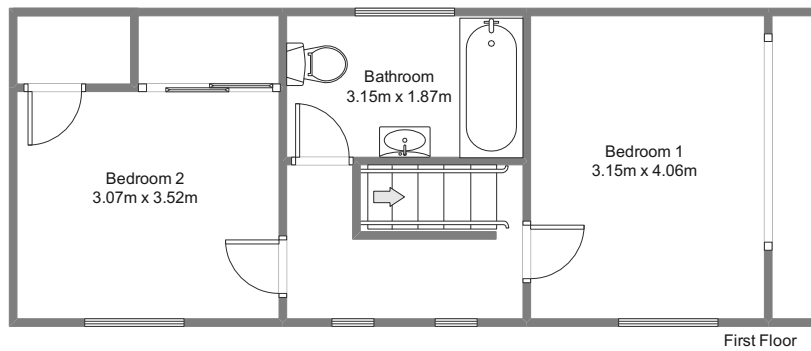
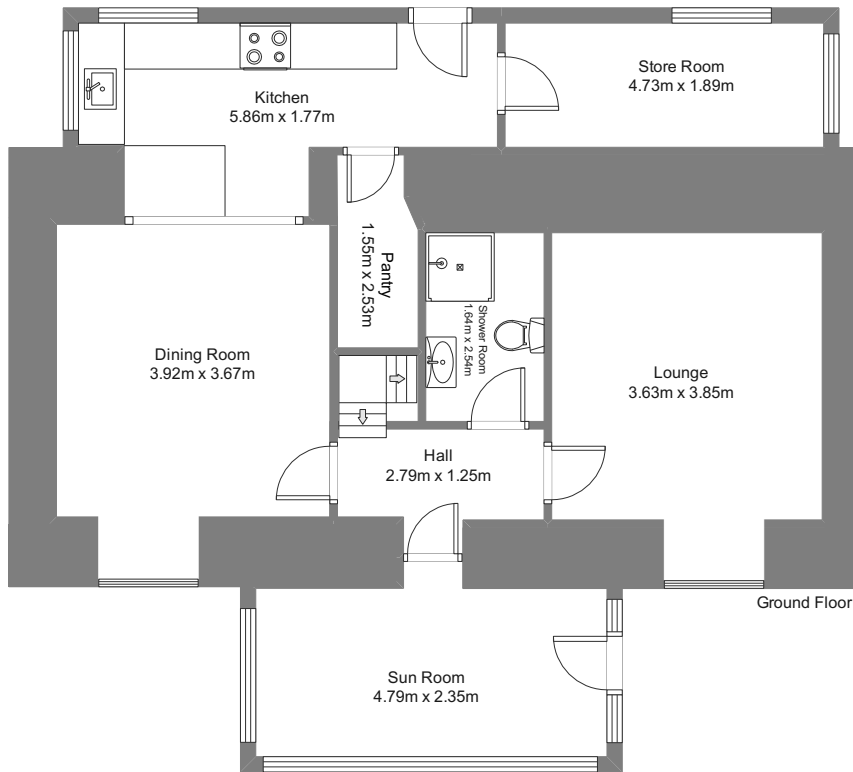


Externally, the cottage enjoys a wrap-around garden, allowing you to fully appreciate the stunning coastal surroundings and providing plenty of outdoor space for relaxation or entertaining. Number Seven Cottage presents a wonderful opportunity to acquire a peaceful retreat in one of the Highlands' most scenic locations.

EXTERNALS

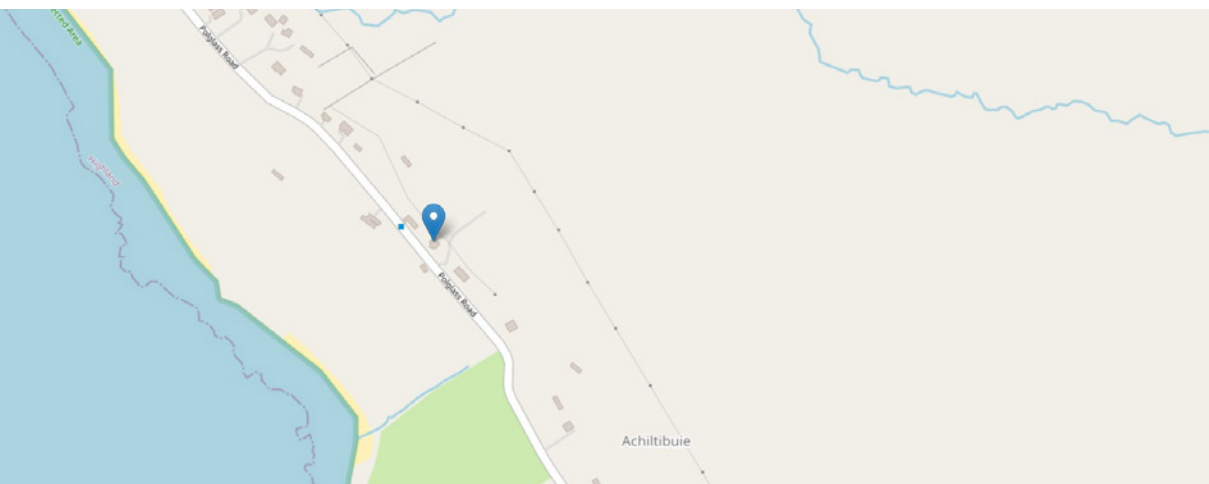


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 105m² | EPC Rating: E



THE LOCATION

Set along Scotland's spectacular north-west coastline, Achiltibuie enjoys a privileged position overlooking the Summer Isles and the wide, open waters of the Atlantic. This is a truly special setting, ideal for those seeking space, privacy and a slower pace of life. The area is renowned for its striking mix of sandy beaches, rocky inlets and ever-changing seascapes. From Achiltibuie, far-reaching views extend south to the rugged mainland mountains and west across the Minch towards the distant outline of Harris. To the north, quiet tracks lead past the tranquil Loch of Reiff and into the wild, unspoilt landscapes of the Coigach Peninsula, where dramatic cliffs meet clear coastal waters.





Life here is closely connected to the natural environment. The surrounding seas are rich in wildlife, with regular sightings of minke whales and white-beaked dolphins, particularly in the late summer months. Birdlife is equally impressive, with the nearby Summer Isles attracting species such as storm petrels, greylag geese and great skuas.

Evenings bring a different kind of beauty, with minimal light pollution allowing for exceptionally clear night skies. During the winter months, the Northern Lights are often visible, while in summer the long daylight hours create an extended twilight unique to the Highlands.

For those who enjoy the outdoors, the area offers a wide range of activities, including boat trips to the Summer Isles for fishing and wildlife watching, as well as coastal walks and exploring hidden coves. A local geology trail also provides a fascinating insight into the ancient landscapes that define this remarkable coastline.

Achiltibuie offers a rare combination of tranquillity, natural beauty and outdoor living, making it an exceptional location for a permanent home, holiday property or coastal retreat. From the property, the iconic Summer Isles Hotel is within walking distance and is currently being substantially refurbished, with its restaurant and bar set to open year-round from late next year. The local primary school and nursery, also within walking distance, are expanding and being refurbished. The village further benefits from two halls, a café, a playing field and a coastal rowing club.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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 MFL.