

Hillside House

POLBAIN, ACHILTIBUIE, ULLAPOOL, IV26 2YW



CHARACTERFUL 1850S HIGHLAND HOME WITH
SCOPE FOR MODERNISATION IN A STUNNING
COASTAL SETTING



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





This traditional one and a half storey house, dating back to around 1850, presents an exciting opportunity to create a unique home in the beautiful coastal community of Polbain near Achiltibuie. With its characterful mix of pine finishes and exposed stone walls, the property offers charm throughout while leaving plenty of scope for modernisation.

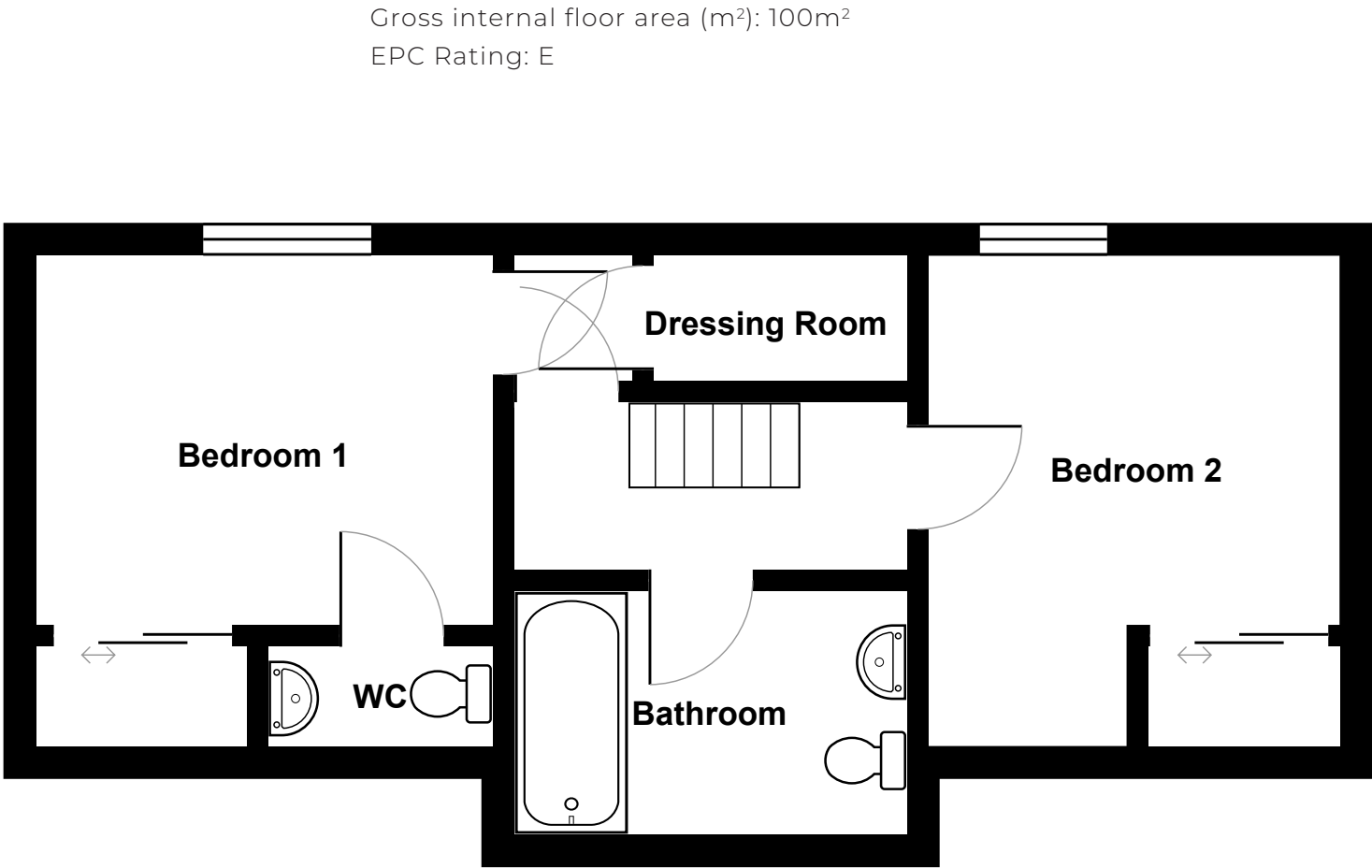
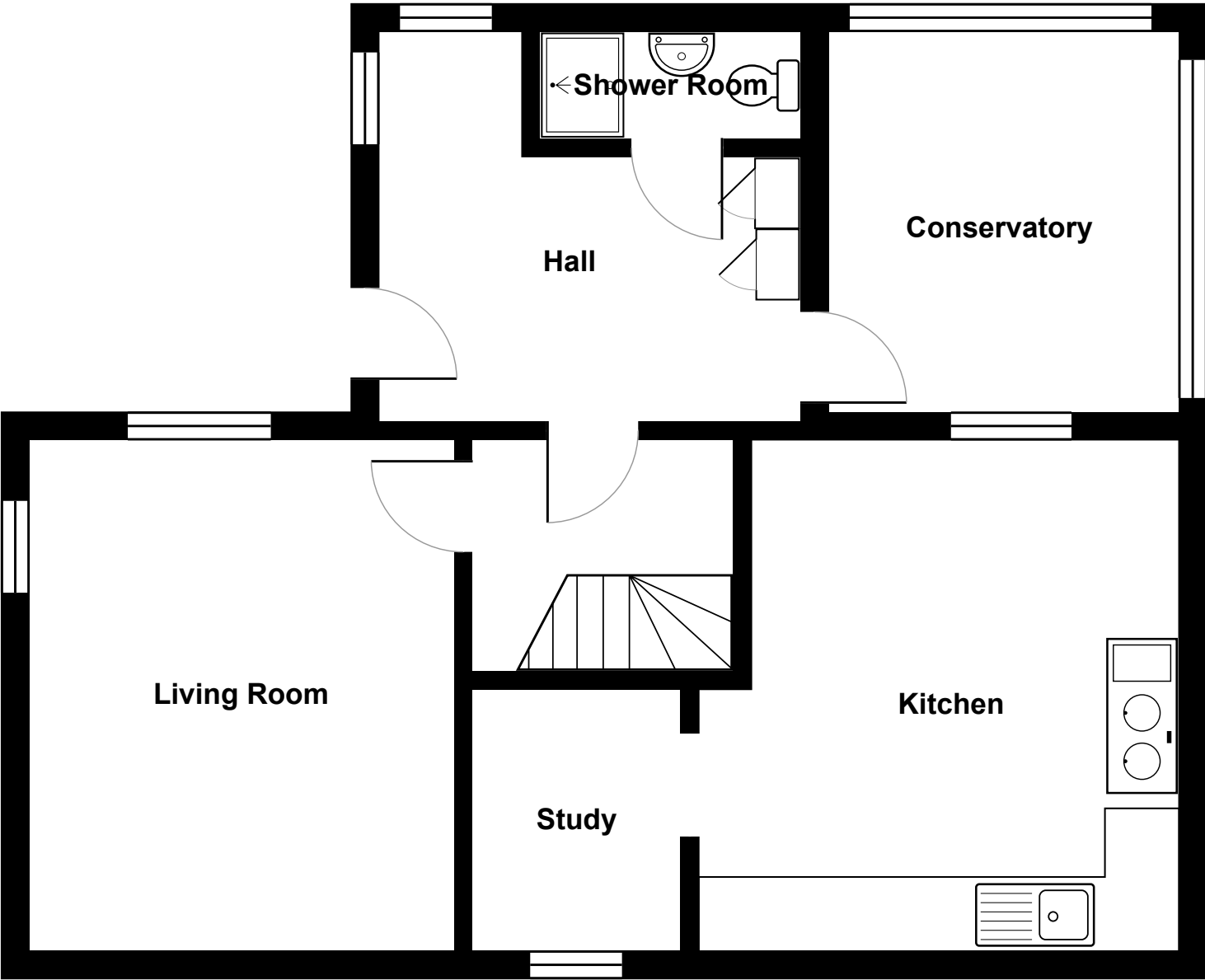
The accommodation is arranged over two floors. On the ground level, an entrance hall leads through to an inner hall, a spacious living room with an open fire, kitchen, study, shower room and a bright conservatory which makes the most of the setting.





Upstairs, the landing connects to a bedroom with its own WC and dressing room, a further bedroom and a bathroom. Heating is provided via an oil-fired Rayburn central heating system, supplying radiators throughout the property.







While the property would benefit from upgrading, its traditional layout and period features provide an excellent canvas for transformation. Whether as a permanent home, a Highland retreat, or a holiday let, it offers huge potential for buyers keen to put their own stamp on a property.

The wider area is renowned for its dramatic scenery, with the Summer Isles just offshore and iconic mountains such as Stac Pollaidh and Suilven only a short drive away. Known for its wildlife, coastal walks and outdoor pursuits, this part of the northwest coast provides an exceptional Highland lifestyle in one of the most scenic and sought-after settings in Scotland.



The Coigach Peninsula is one of the most scenic parts of the northwest Highlands, offering sweeping coastal views across the Summer Isles and a backdrop of dramatic mountain landscapes. The area is perfect for anyone who enjoys the outdoors, with opportunities for hillwalking, climbing, cycling, kayaking and fishing, as well as peaceful beaches and unspoiled scenery.

Local amenities include a primary school, shops and cafés within the Coigach community, while Ullapool, just over 20 miles away, provides secondary schooling, larger supermarkets, a medical centre, and a wide choice of pubs, restaurants and cultural events. Ullapool also has ferry connections to the Outer Hebrides, making island exploration easy.

Public transport includes a bus service linking Achiltibuie with Ullapool and onward connections to Inverness. From Inverness, road links connect across Scotland, and Inverness Airport offers both domestic and international flights to a range of destinations.

This part of the Highlands offers a rare combination of natural beauty, welcoming community spirit and access to wider travel networks, making it an appealing place to live or to enjoy as a base for exploring Scotland.

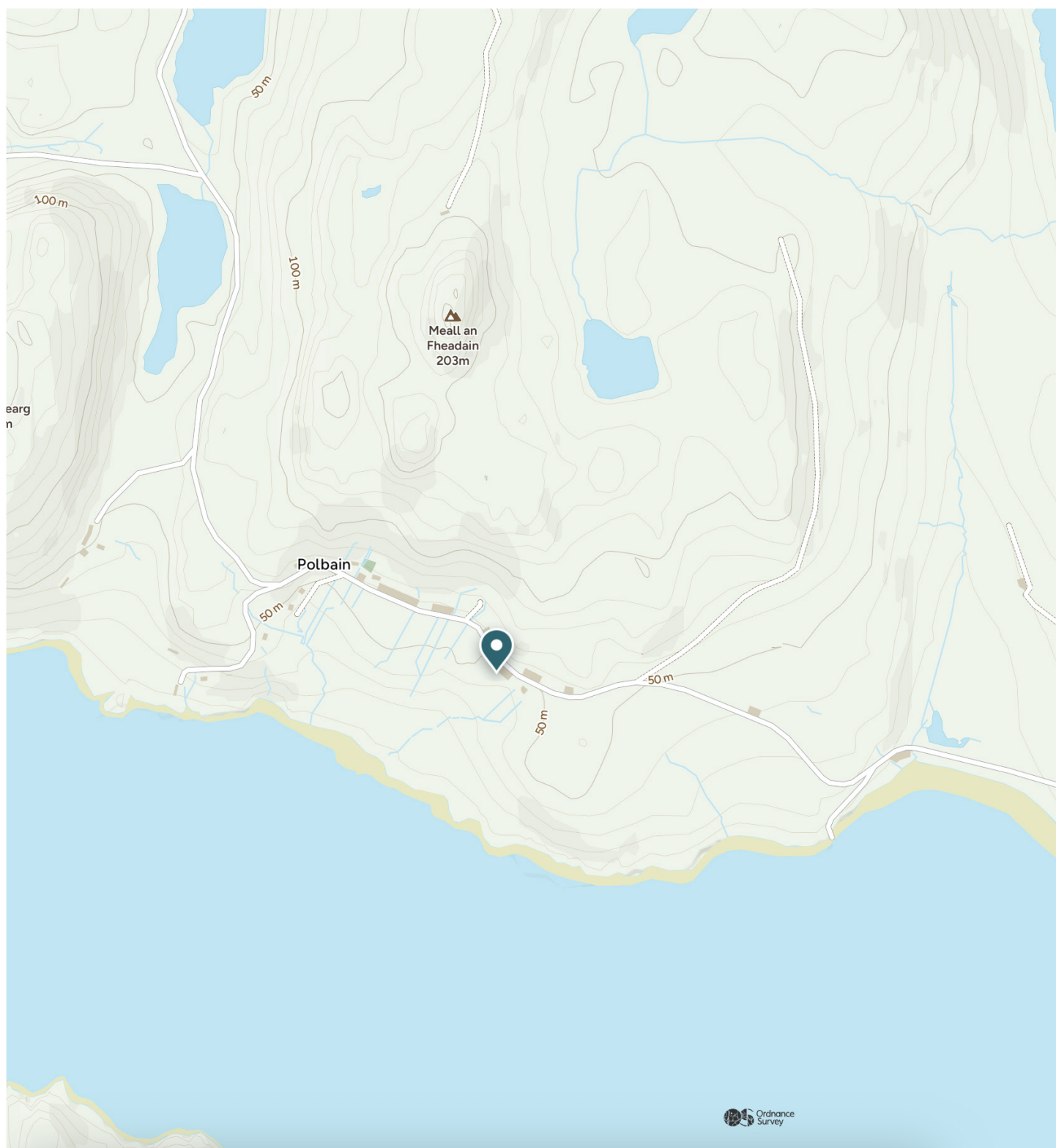


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARIE WOOD
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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