

# Woodside

ARDANEASKAN, LOHCARRON, STRATHCARRON, IV54 8YL



*SIMPLY INCREDIBLE DETACHED 3 BEDROOM  
HOME ON THE SHORES OF LOCH CARRON*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Woodside is a gorgeous 3-bedroom detached house in a quiet and tranquil spot on the shores of Loch Carron. It has direct access to the beach and a brilliant summer house at the edge of the water. With far-reaching views across the loch towards Plockton and Skye, this is a Highland retreat that offers so much. It makes for a spectacular home but is also the perfect place for a holiday let income or as a base for anyone wanting a holiday home in a one-of-a-kind location.







---

Inside, the property comprises of:

- Lovely lounge with views out across the garden and to the water
  - Open plan modern equipped kitchen/diner
  - 1 ground floor double bedroom
  - 2 first floor double bedrooms
  - Utility room
  - Shower room on the ground floor
  - Family bathroom on the first floor with bath suite
-









**Kitchen/Diner**







**Bedroom 1**







**Bedroom 2**







**Bedroom view**





**Bedroom 3**



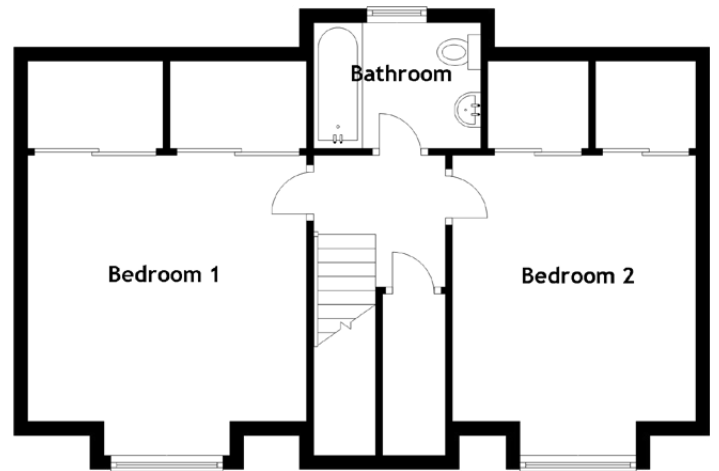
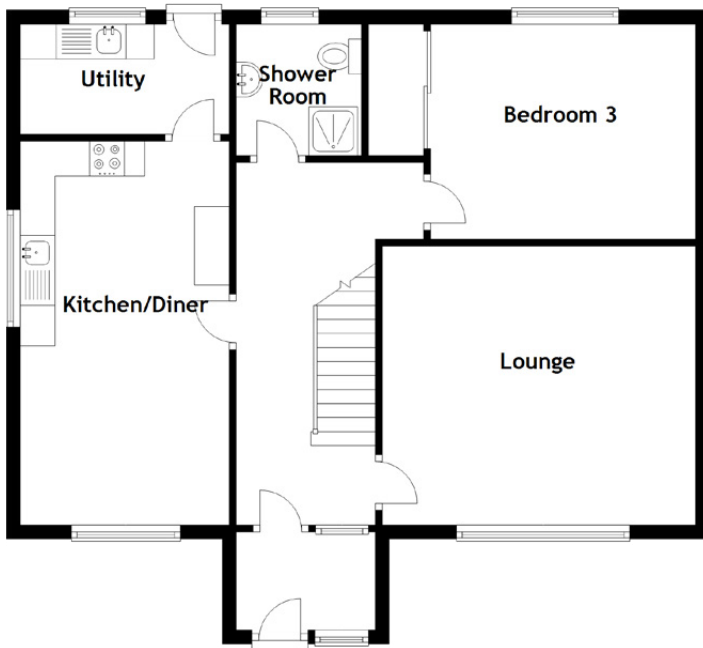












### Approximate Dimensions

(Taken from the widest point)

|               |                               |  |                              |
|---------------|-------------------------------|--|------------------------------|
| Kitchen/Diner | 5.50m (18'1") x 3.00m (9'10") | Shower Room  | 1.90m (6'3") x 1.90m (6'3")  |
| Lounge        | 4.50m (14'9") x 4.00m (13'1") | Utility  | 3.00m (9'10") x 1.58m (5'2") |
| Bedroom 1     | 4.30m (14'1") x 4.00m (13'2") |  |                              |
| Bedroom 2     | 4.30m (14'1") x 3.50m (11'6") |  |                              |
| Bedroom 3     | 3.80m (12'6") x 3.09m (10'1") |  |                              |
| Bathroom      | 2.40m (7'10") x 1.80m (5'11") |  |                              |
|               |                               | Gross internal floor area (m <sup>2</sup> ): 119m <sup>2</sup> |                              |
|               |                               | EPC Rating: C  |                              |



In addition, the property includes gated driveway parking, large garden, timber boathouse and a perfect location for the summer house, which is at the bottom of the garden at the water's edge. The summer house has sliding doors, double glazed windows, heating, and a decked area for outdoor seating. It is a beautiful place to sit and watch the sea in the ever-changing landscape, enjoy a glass of wine, a good book and just be at one with the water. If you do want to take a walk along the water front, you have direct access to the beach.

This is a rare opportunity to acquire a superb home, a one-of-a-kind holiday home, or possibly one of the most lucrative holiday let opportunities available.















---

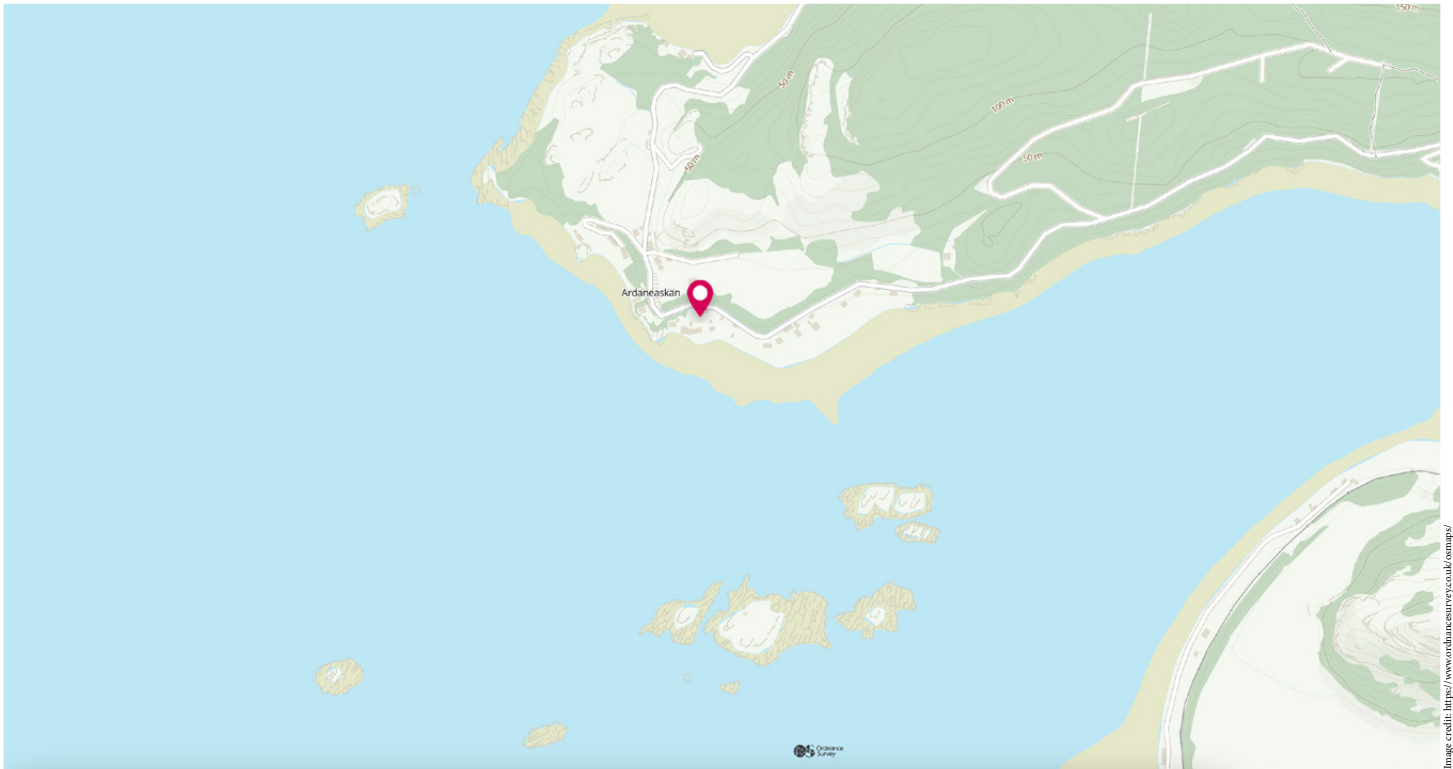
Woodside is a fantastic detached home in the quiet coastal setting of Ardaneaskan. The pretty village of white-washed houses lies on the shore of Loch Carron, in the Wester Ross region of Scotland, offering peace and tranquillity. With an abundance of wildlife and scenery, Ardaneaskan is the ideal location 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 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.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
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.