

Creagan Cottage

REIFF, ACHILTIBUIE, IV26 2YS



Three-bed detached cottage in Reiff, Achiltibuie, with stunning sea views, 60m to beach, large plot and huge potential to modernise into a dream Highland retreat



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This fabulously located three-bedroom detached cottage in Reiff, Achiltibuie, offers a rare opportunity to create your dream coastal Highland home or retreat. Set in one of Scotland's most sought-after and scenic locations, this charming property is a true blank canvas, ideal for those looking to personalise and add value in an exceptional setting.

All accommodation is conveniently arranged on one level, making the property suitable for a wide range of buyers, including those seeking easy access or living with mobility considerations. While the property would now benefit from a degree of modernisation, it offers fantastic potential for buyers to update and tailor the interiors to their own taste and style.

THE LOUNGE



Internally, the accommodation comprises:

- Entrance porch
- Utility area
- Spacious dining room with stunning water views
- Bright and welcoming lounge with panoramic views across the beach, sea, and Summer Isles
- Large kitchen with direct access to the garden
- Three well-proportioned double bedrooms
- Shower room

THE DINING ROOM



THE KITCHEN





THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The cottage enjoys some of the most spectacular, uninterrupted views Scotland has to offer, with multiple windows framing breathtaking outlooks across open water and towards the iconic Summer Isles.

Positioned just 60 metres from the beach, the property allows you to step straight from your front door onto the shoreline, immersing yourself in the natural beauty of the Scottish Highlands. Whether you are searching for a peaceful permanent residence, a family holiday home, or a lucrative holiday let investment, this property delivers on location, lifestyle, and potential.

The cottage sits on a generous plot, offering excellent outdoor space along with outbuildings and significant development potential. Subject to the necessary planning permissions, there may be scope to develop an additional dwelling, making this an attractive prospect for investors or those looking to expand. A private driveway provides parking for multiple vehicles.

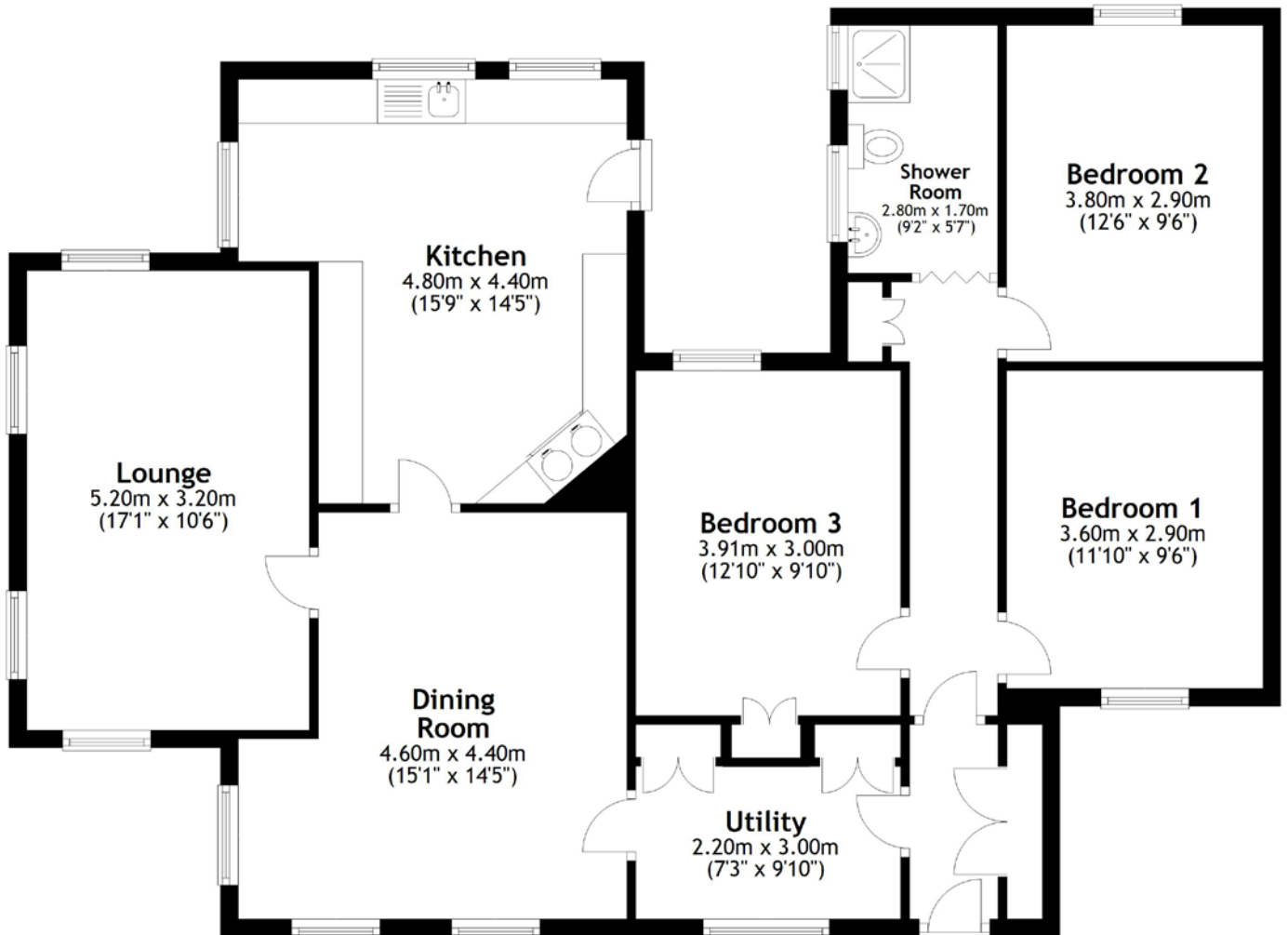
EXTERNALS



This is a rare opportunity to acquire a coastal Highland property with outstanding views, development potential, and immediate access to the beach, perfect for creating a bespoke home in one of Scotland's most breathtaking locations.

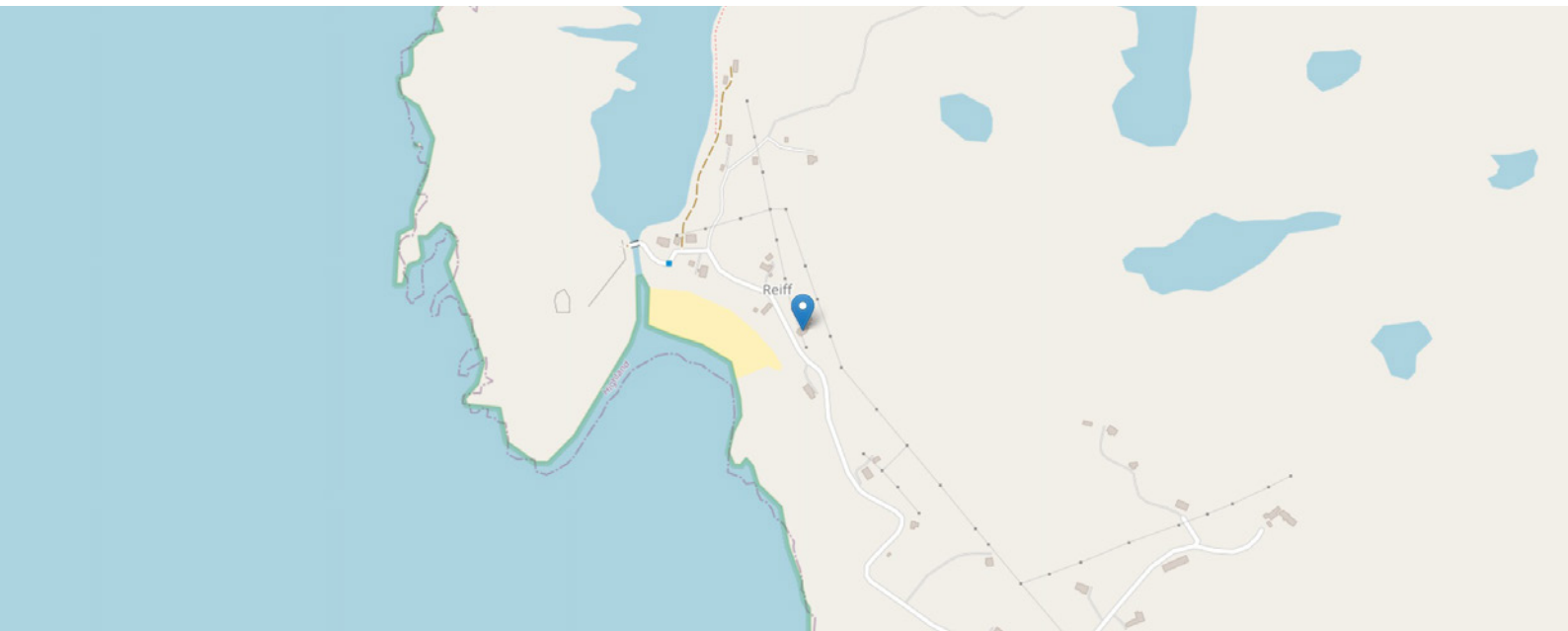


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 115m² | EPC Rating: F



THE LOCATION

Perched on the dramatic north-west coast of Scotland, Achiltibuie enjoys an enviable position overlooking the Summer Isles and the vast expanse of the open sea. Within this breathtaking setting lies the peaceful coastal village of Reiff, a truly special location offering a complete escape from the pace of modern life. Reiff is a haven for nature lovers, known for its rugged coastline of sandy beaches and rocky shores. From this idyllic setting, you can take in panoramic views stretching south towards the mainland mountains and west across the Minch to the distant peaks of Harris. To the north, a quiet track leads past the tranquil Loch of Reiff and onwards to the wild, unspoilt landscapes of the Coigach Peninsula, where dramatic cliffs meet the clear waters of Camas Eilean Ghlais Bay.



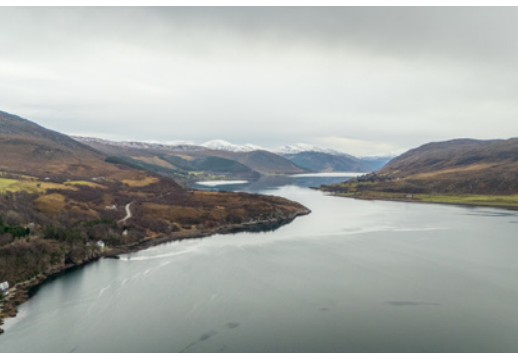


Life in Reiff is defined by its sense of calm and connection to nature. The surrounding waters are rich with wildlife, and it is not uncommon to spot minke whales and white-beaked dolphins, particularly in the late summer and early autumn months. The area is also a paradise for birdwatchers, with species such as storm petrels, greylag geese and great skuas frequenting the nearby Summer Isles during the breeding season.

As evening falls, the lack of light pollution reveals some of the clearest night skies in the UK, with the Northern Lights often visible in the darker months, while in summer the long daylight hours create a magical extended twilight.

For those seeking adventure, boat trips to the Summer Isles offer opportunities for fishing, sailing, wildlife watching and exploring hidden coves. Closer to home, the local geology trail provides a fascinating insight into the ancient landscapes that define this remarkable coastline.

Reiff and Achiltibuie together offer a rare combination of tranquillity, natural beauty and outdoor lifestyle, making this an exceptional location for a permanent residence, holiday home or coastal retreat in the Scottish Highlands.




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