



*Detached two bedroom home on the shores of Loch Carron with Residents beach access and boat slip*



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This two bedroom detached home is in a quiet and tranquil spot right on the shores of Loch Carron with direct access to the resident's beach and boat slip. With far-reaching views across the loch to Plockton and Skye, this is a highland retreat that offers so much and is a setting that is hard to beat and makes for a spectacular home but also the perfect spot for a holiday let income.

# THE LOUNGE



Inside the property comprises:

- Open plan kitchen/diner area stretching the back of the building
- Spacious lounge with fireplace
- Second reception room that could be utilised as a third bedroom if needed
- Two double bedrooms
- Family bathroom with bath suite and shower overhead



# THE KITCHEN





# BEDROOM 1



# BEDROOM 2





# THE BATHROOM





Additionally outside on the generous plot are two outbuildings that could be developed further in the future (subject to planning permissions being granted where required) as well as off-road parking space at the front of the building.

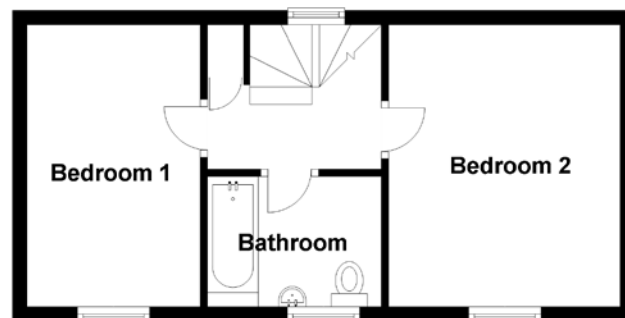
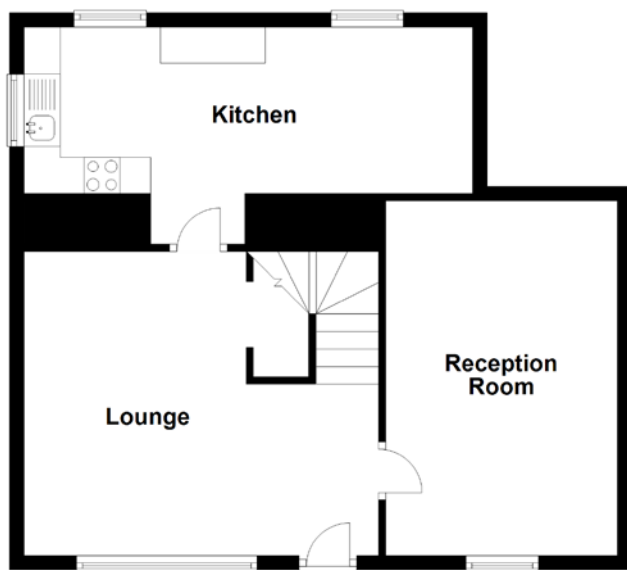
This is a truly magnificent opportunity to acquire a property in one of the UK's most idyllic locations and makes a fantastic home but can also provide a very lucrative income from the holiday let market.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

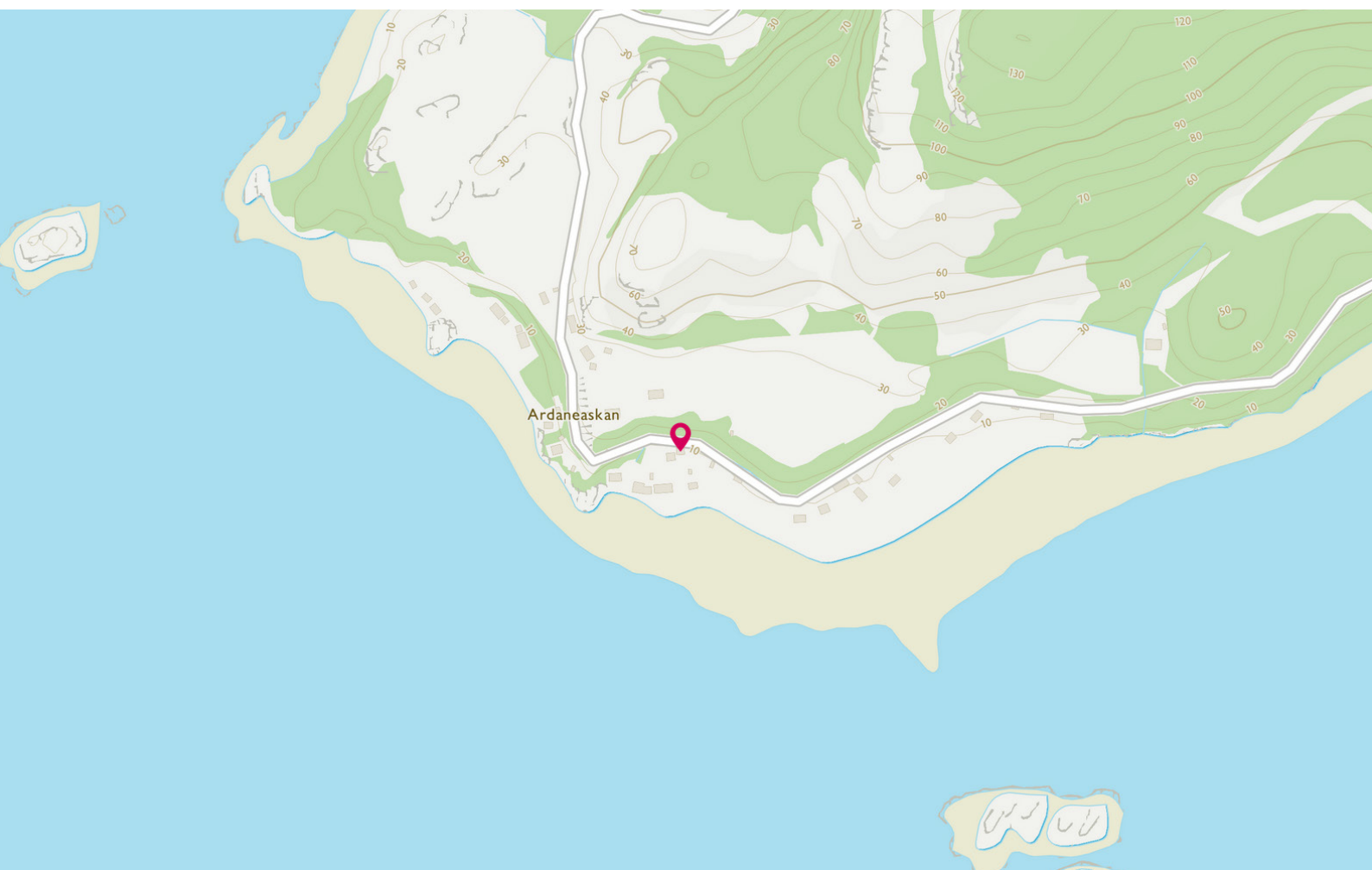


Approximate Dimensions  
(Taken from the widest point)

|                |                               |
|----------------|-------------------------------|
| Lounge         | 4.90m (16'1") x 4.20m (13'9") |
| Reception Room | 4.20m (13'9") x 3.20m (10'6") |
| Kitchen        | 6.20m (20'4") x 2.30m (7'7")  |

|           |                               |
|-----------|-------------------------------|
| Bedroom 1 | 3.90m (12'9") x 2.40m (7'10") |
| Bedroom 2 | 3.80m (12'6") x 3.10m (10'2") |
| Bathroom  | 2.40m (7'11") x 1.80m (5'11") |

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: F





# THE LOCATION

Rowanlea is a fantastic detached home in the quiet coastal setting of Lochcarron. The pretty village of white-washed cottages lies on the shore of Loch Carron in the Wester Ross region of Scotland.







This lovely village in the Western Highlands offers peace and tranquillity. With an abundance of wildlife and scenery, Lochcarron is an 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 explore ancient paths that wind through woodlands, over bridges, waterfalls and exotically planted ponds. Lochcarron also has its own 9-hole golf course in a superb lochside location and an excellent range of services including a grocery store, Post Office, medical centre and library. Leisure activities include sailing, fishing, hill walking and mountain biking. There is a primary school in the village, with secondary school education at nearby Plockton High School (transport is provided locally). Inverness is located approximately 65 miles away providing all the amenities that 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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