

Creagan Cottage

REIFF, ACHILTIBUIE, ULLAPOOL, IV26 2YS



*A THREE BEDROOM DETACHED COTTAGE
WITH SIMPLY STUNNING BEACH*



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McEwan Fraser Legal is pleased to bring to market this fabulously located 3 bedroom detached cottage, with all accommodation conveniently located on one level for easy access or mobility issues. The property has some of the most spectacular uninterrupted views that Scotland has to offer from multiple windows, looking directly out on to open water and across to the Summer Isles. You can step out of your front door and walk just 60 meters to the beach, this truly is a stunning location whether a holiday home for you and family, a lucrative holiday let or permanent residence in your own coastal highland retreat.

The even better news is that the foreshore in front of the cottage does not allow building and so you will always enjoy those views.

The property sits on a large plot of land with one large outbuilding, two smaller outbuildings and enough space to develop another dwelling potentially in the future (subject to planning) , there is also driveway parking for multiple cars.



Inside the property comprises of:

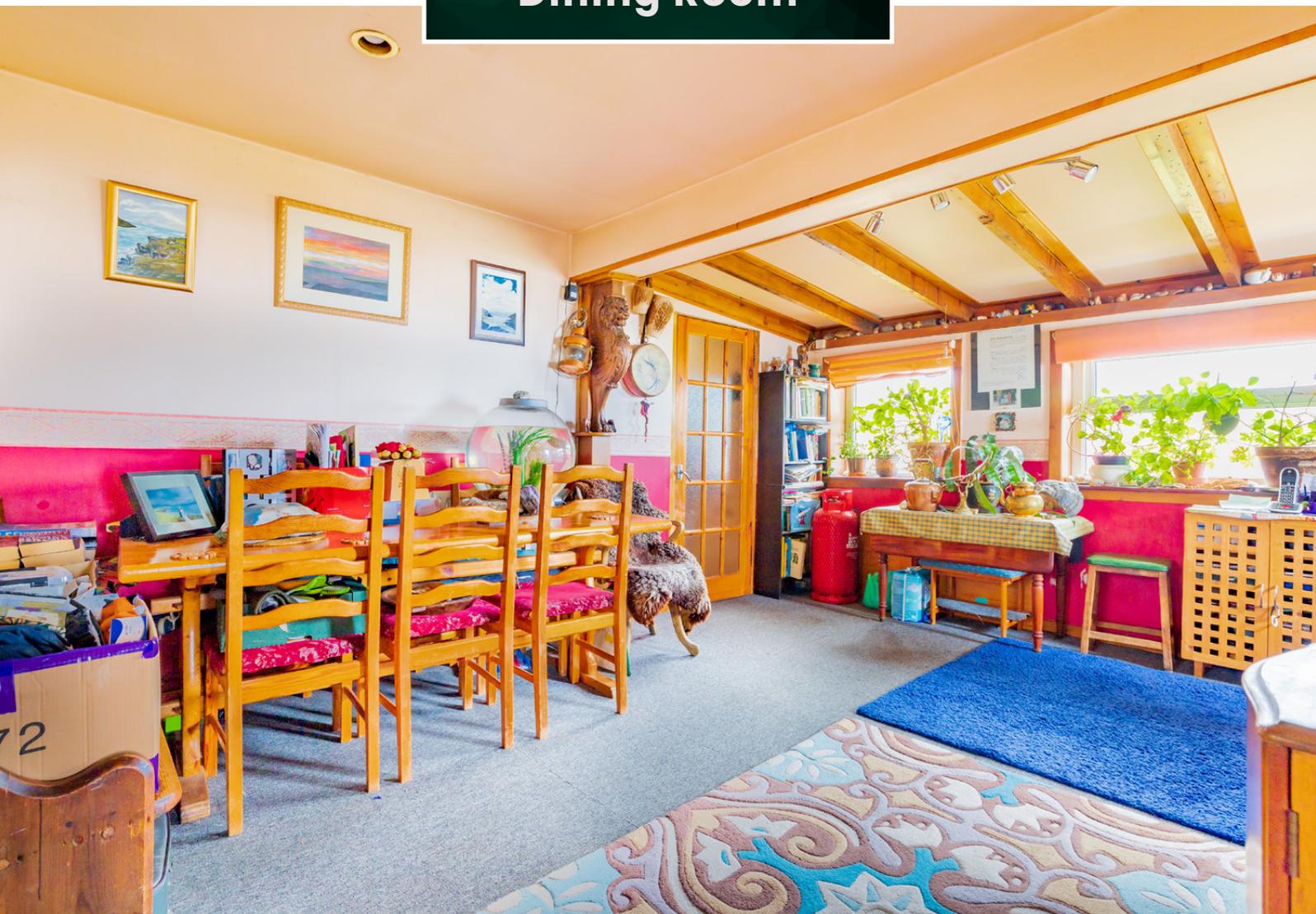
- Entrance porch
- Utility area
- Spacious dining room with water views
- Lounge with gorgeous views across the beach, water and Summer Isles
- Large kitchen with lots of cupboard space and door to the garden
- 3 double bedrooms
- Shower room

The Property



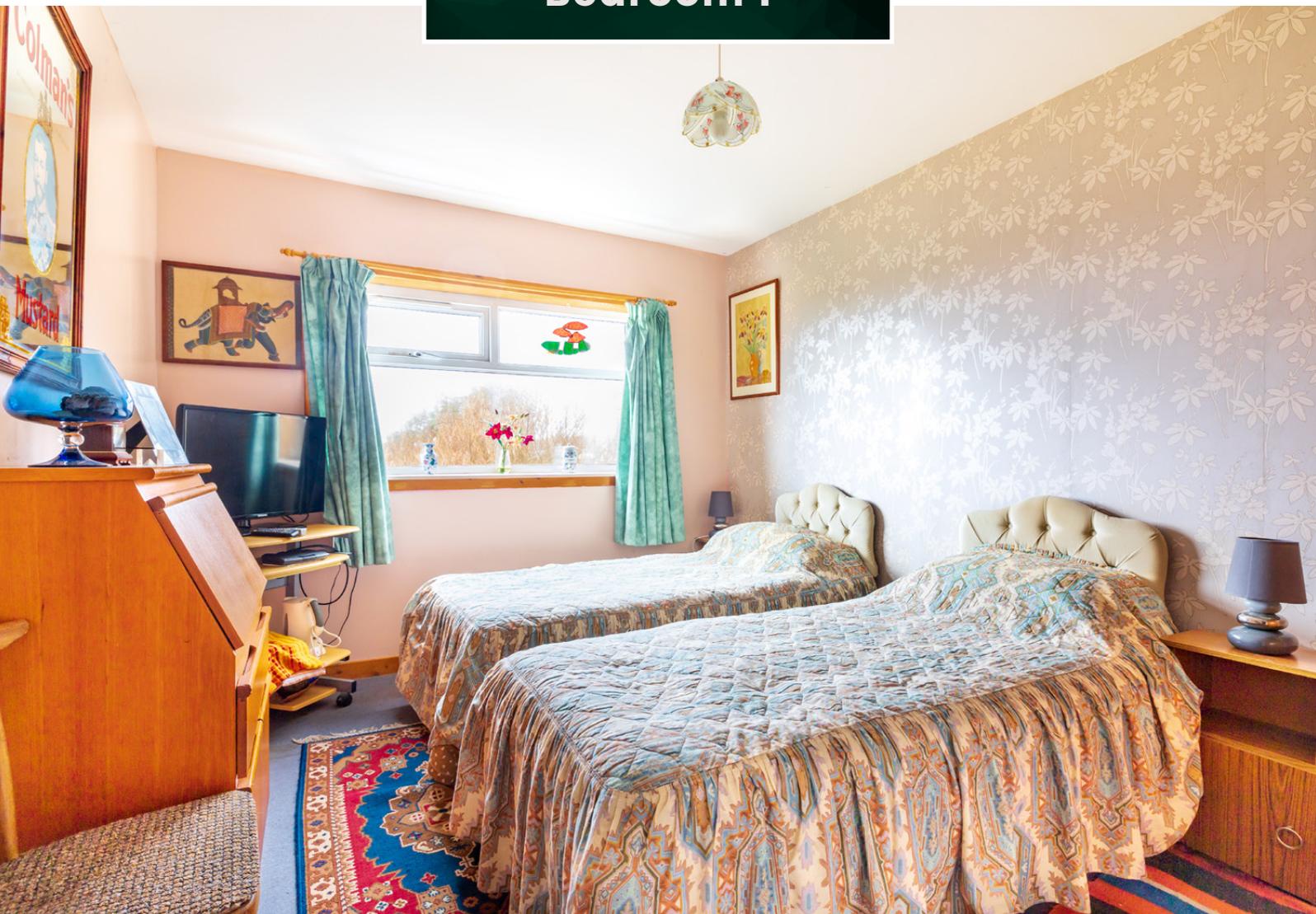


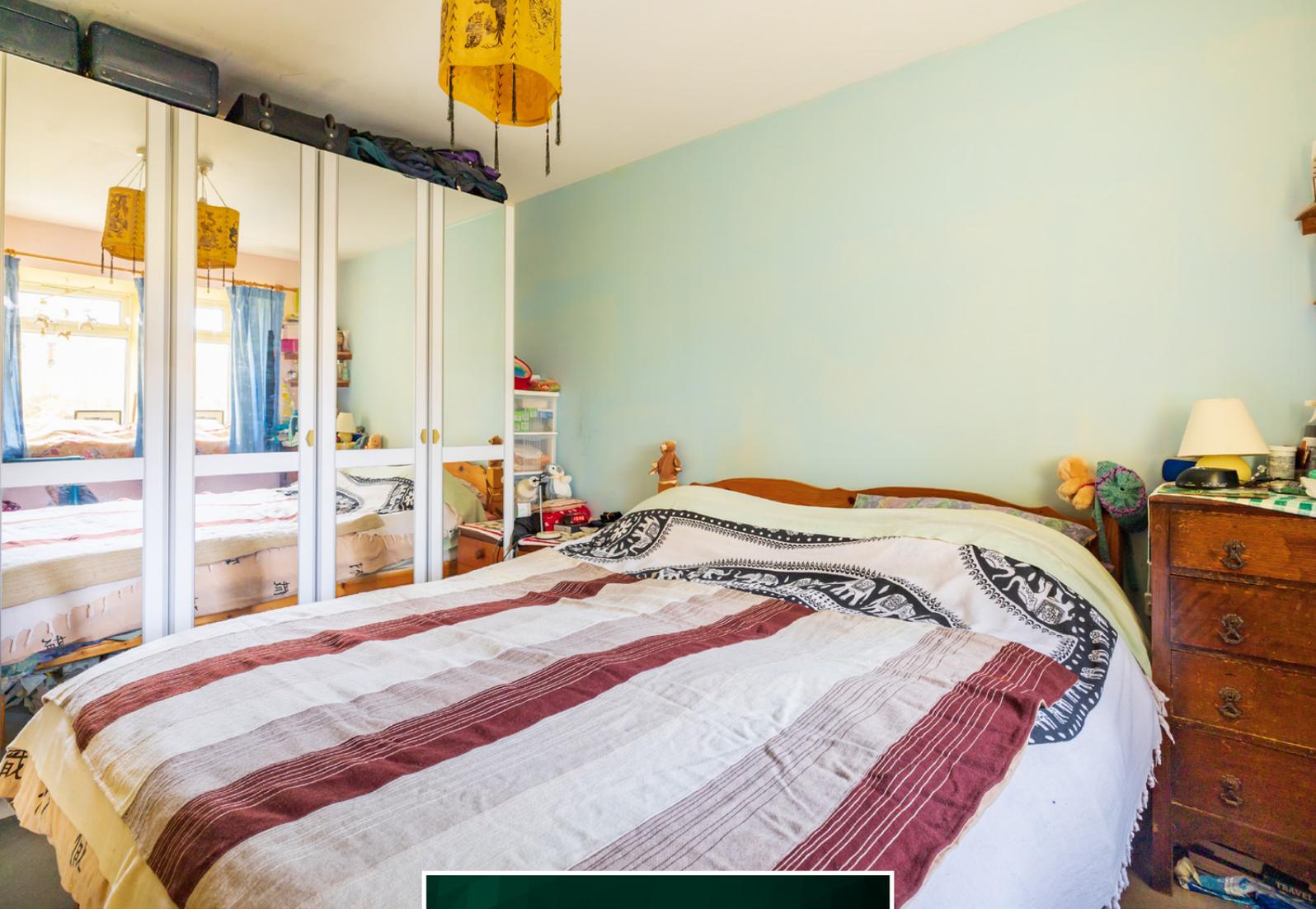
Dining Room





Bedroom 1



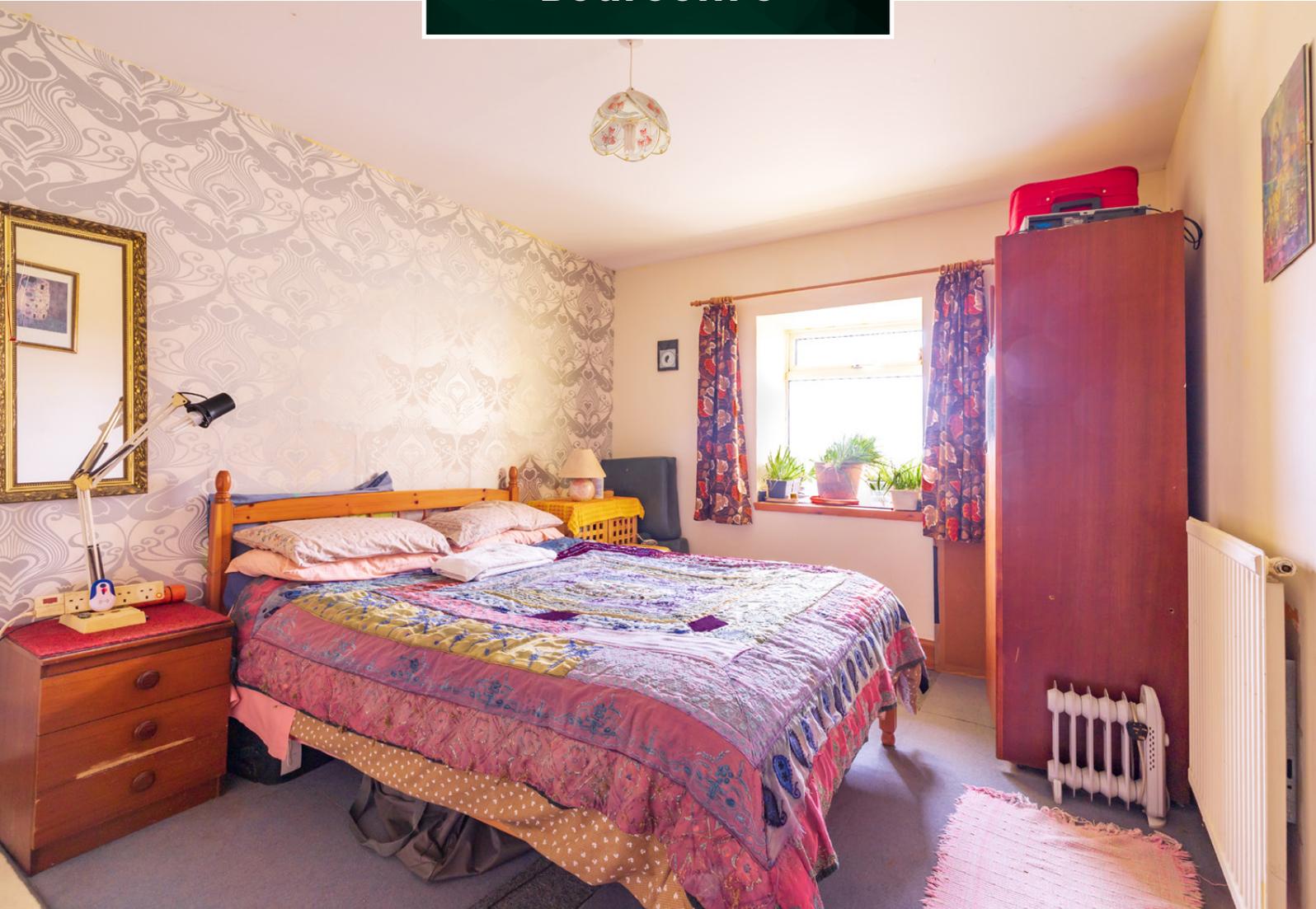


Bedroom 2

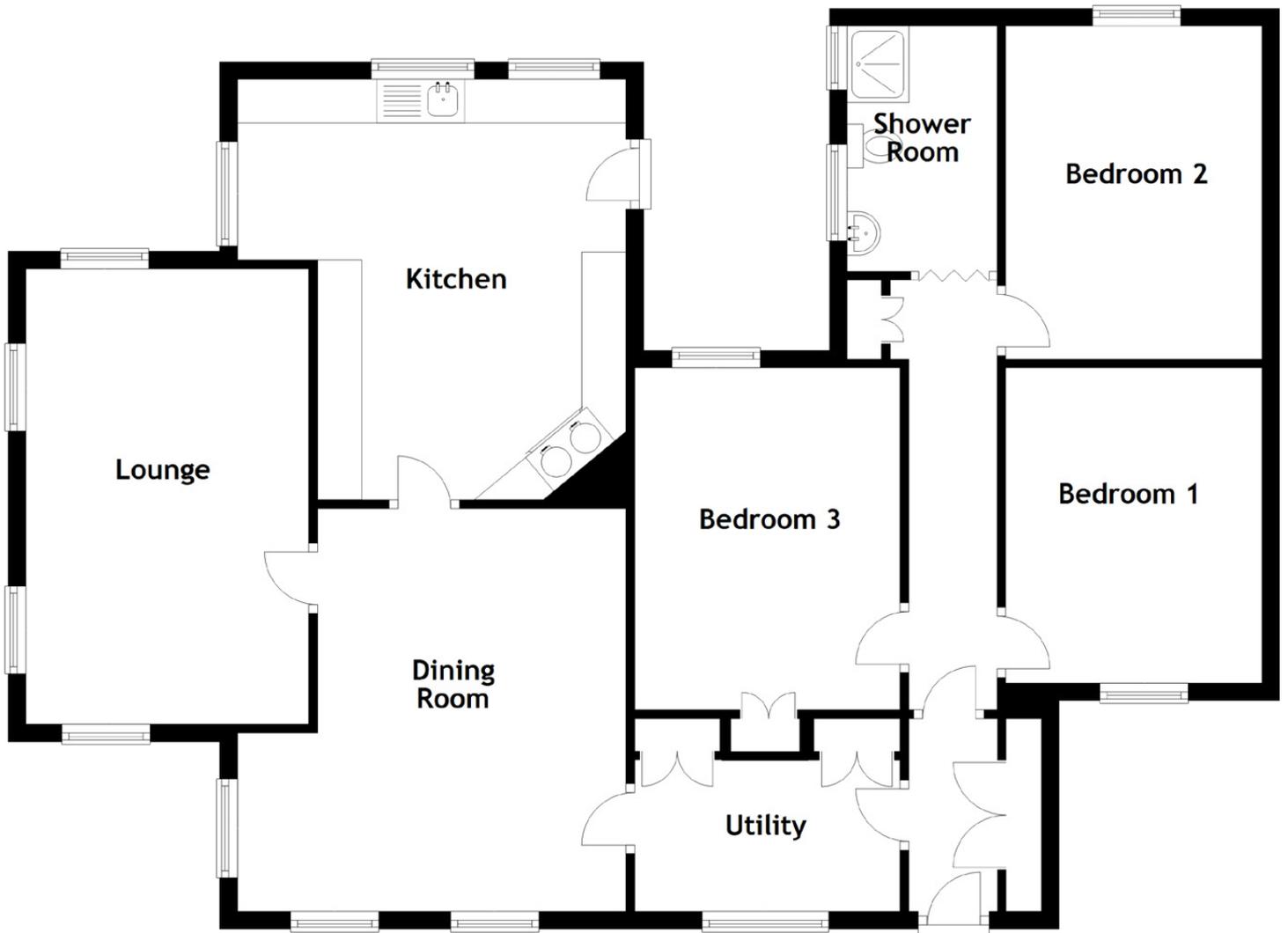




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

Lounge	5.20m (17'1") x 3.20m (10'6")	Bedroom 3	3.90m (12'10") x 3.00m (9'10")
Kitchen	4.80m (15'9") x 3.50m (11'6")	Shower Room	2.80m (9'2") x 1.70m (5'7")
Dining Room	4.60m (15'1") x 4.40m (14'5")	Gross internal floor area (m ²): 115m ²	
Utility	3.00m (9'10") x 2.20m (7'3")	EPC Rating: F	
Bedroom 1	3.60m (11'10") x 2.90m (9'6")		
Bedroom 2	3.80m (12'6") x 2.90m (9'6")		







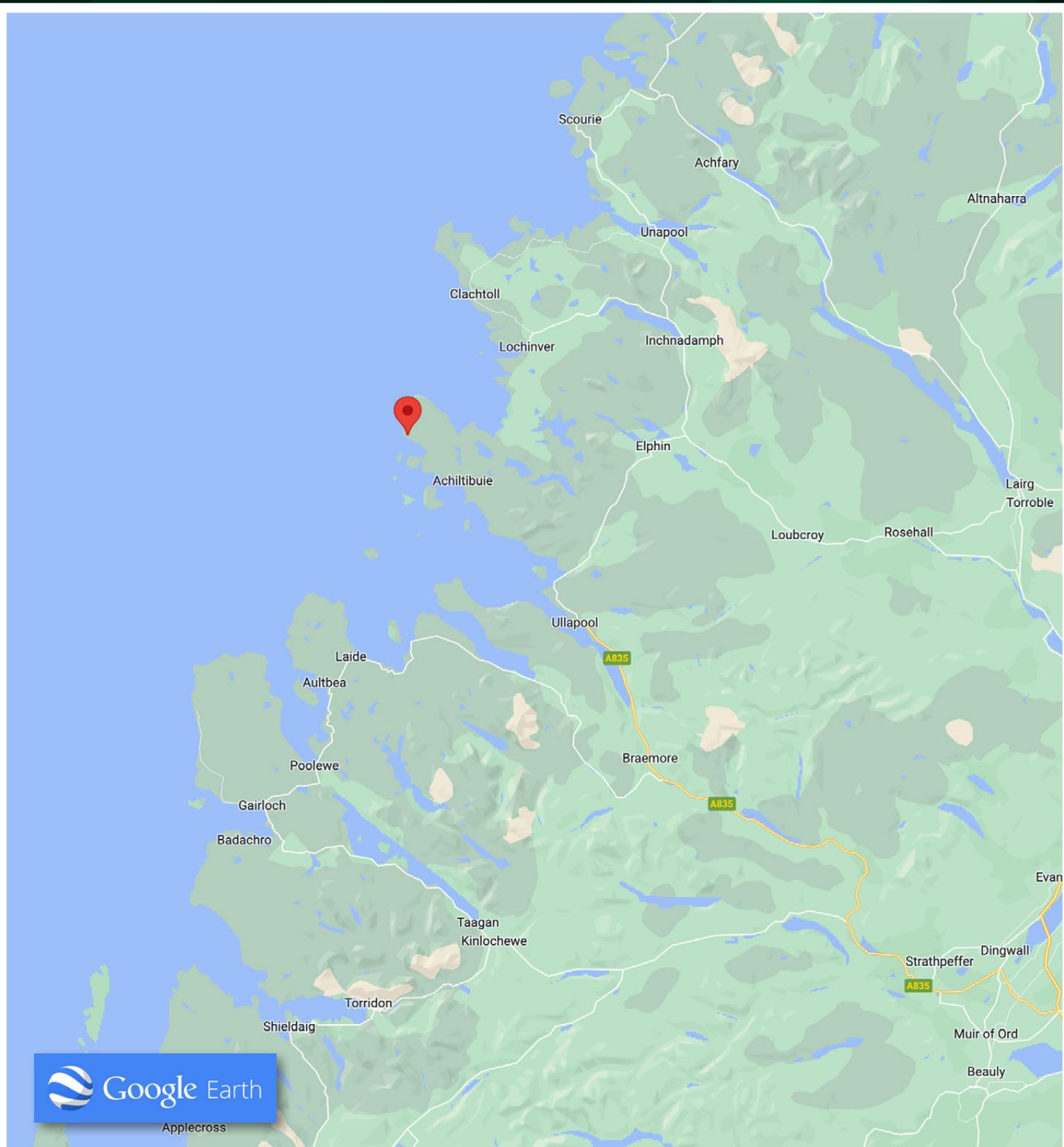
Overlooking the Summer Isles and open sea, Achiltibuie is set in magnificent mountain and coastal scenery on the remote north west coast. This detached home in the small coastal village of Reiff is a great get-away-from-it-all, Reiff has a beach of sand and rock, and stunning views south past the Summer Isles to the mainland mountains beyond and west across the Minch to the mountains of Harris. To the north, a track leads past Loch of Reiff to the rocky coastline overlooking the bay of Camas Eilean Ghlais and its island: but beyond here the two miles leading to the very tip of the Coigach Peninsula are completely wild: while inland, trackless territory extends across the peninsula to the coast overlooking Enard Bay.

Reiff's quietness makes it an excellent place for those who want to get close to nature. Minke whales and white-beaked dolphins are regular visitors to the coastal waters here, especially in the late Summer and early Autumn. Ornithologists will find this an especially good place for spotting birds that breed in the Summer Isles, likes storm petrels, greylags and great skuas. And the wide-open views and absence of light pollution to the north make this an ideal spot for viewing occurrences of the Northern Lights: while remembering that in the height of Summer daylight here extends far into the night.

Boat trips to the Summer Isles are a popular excursion and offer a full range activities ranging from fishing and birdwatching to sailing and cliff climbing.

Other local attractions include a new geology trail that covers a series of walks close to the village and provides a fascinating insight into the landscape and the history of the Earth.





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