

# Tyninghame

SAND LAIDE, ACHNASHEEN, IV22 2ND

**McEwan Fraser Legal**  
Solicitors & Estate Agents



*This beautifully presented three-bedroom detached house is offered to the market in true move-in condition and provides flexible accommodation ideally suited to families, professionals, retirees or those seeking ground floor living in a peaceful West Highland location.*

The house enjoys views towards the Summer Isles, Gruinard Bay, Stornaway/Ullapool Ferry, Mountains An Teallach, Stac Pollaidh, and Ben Mor Coigach. Local beaches - Mellon Udrigle, Gruinard Bay, Firemore, Gairloch & Big Sands, and is well positioned for access to local beaches, coastal walks and the outstanding scenery of the West Highlands, while still being within reach of local amenities. This detached Highland home offers a rare combination of modern living, flexible layout, outdoor space and scenery, and early viewing is highly recommended.





The property is entered via a welcoming vestibule, which immediately sets the tone with a striking and cleverly designed West Highland wall map feature, spanning the full wall and being left by the owners as part of the sale. The main living accommodation centres around a warm and inviting lounge with a feature fire, creating a comfortable and cosy space for everyday living and entertaining.

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The modern Schüller fitted kitchen is both stylish and practical and comes fully equipped with quality appliances, including a Neff double oven with induction hob, Bosch washing machine, separate tumble dryer and dishwasher.

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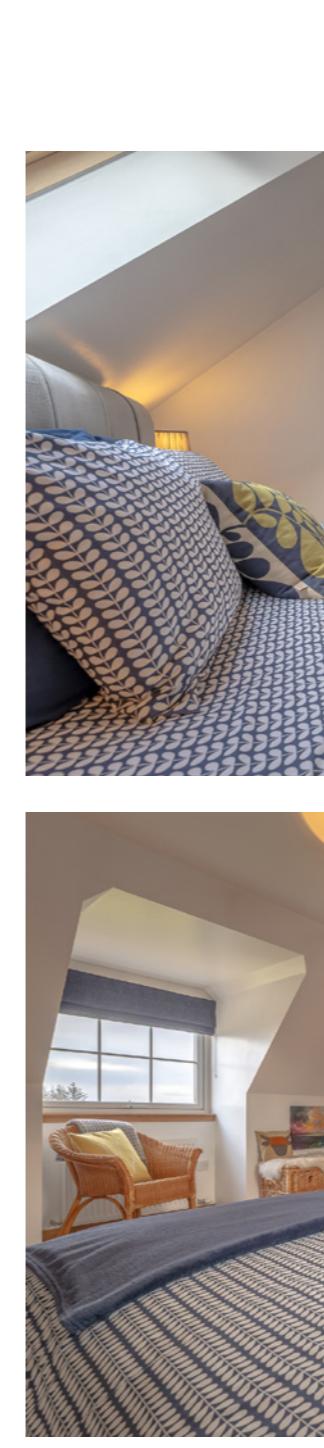
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A key selling point of the home is the ground floor bedroom and shower room, offering excellent flexibility for one-level living or guest accommodation. A separate utility room adds further practicality.





On the first floor, there are two well-proportioned double bedrooms, served by a modern shower room, making the layout ideal for family living or visiting guests.

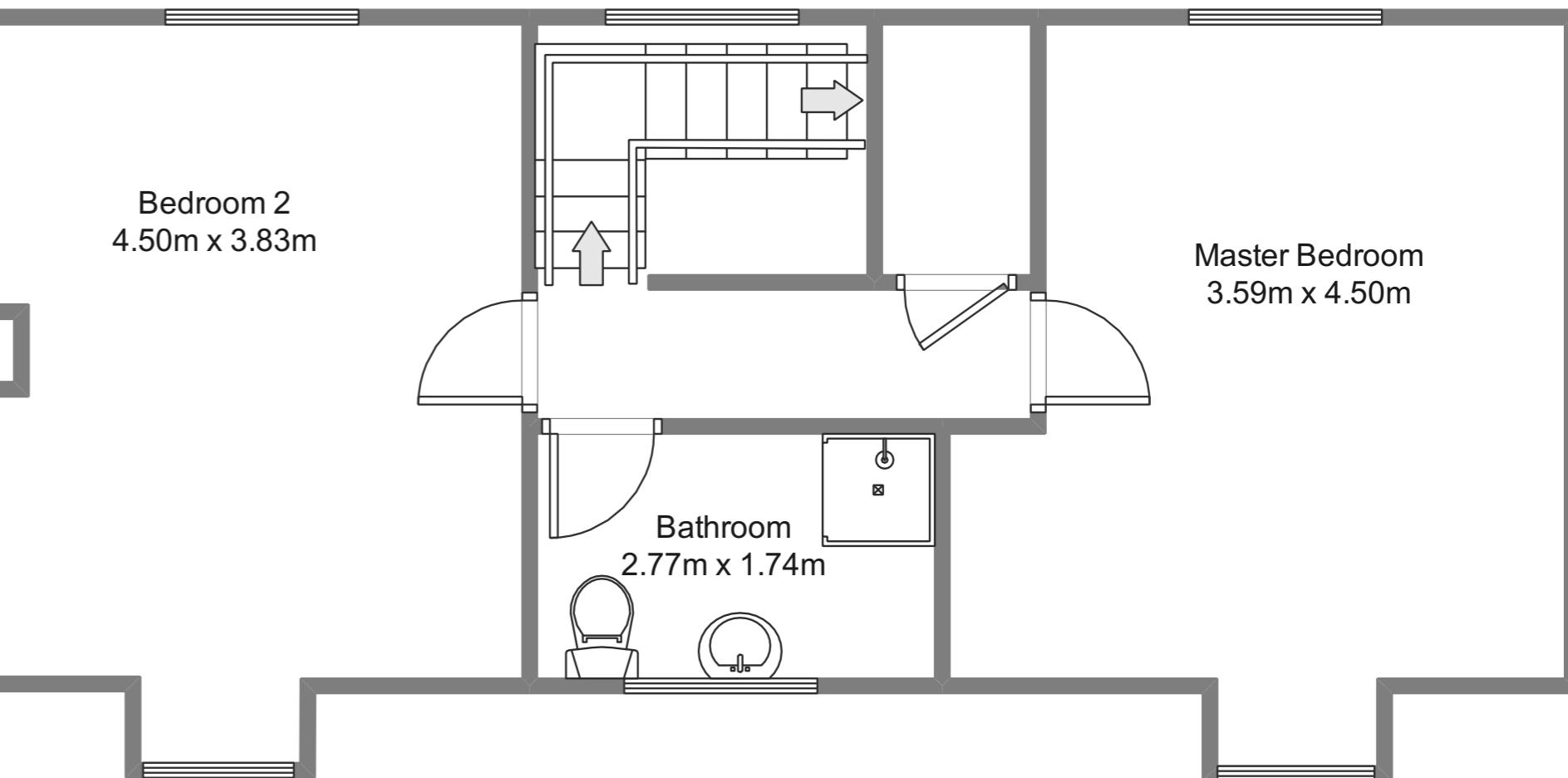
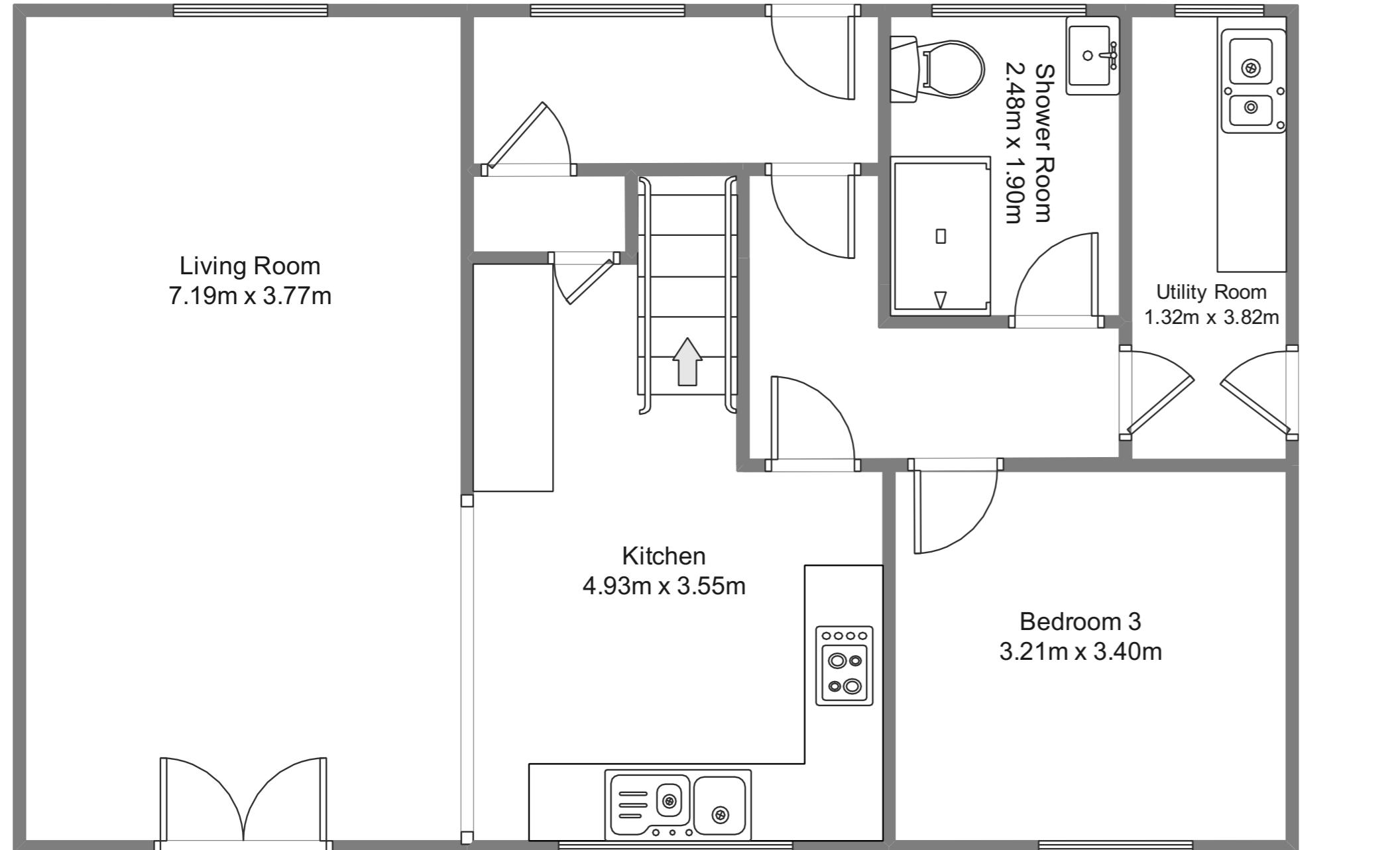


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Gross internal floor area (m<sup>2</sup>): 131m<sup>2</sup>  
EPC Rating: C



Externally, the property benefits from a well-maintained garden with a new wooden boundary fence and screening, providing privacy and shelter. Included with the sale are a newly installed bothy/summer house, small workshop, log shed, greenhouse and garden shed. A firepit with a seating area offers an excellent space to relax and enjoy the surrounding environment.

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*Laide is a small and welcoming coastal village situated in the highly sought-after West Highlands, an area renowned for its dramatic scenery, white sandy beaches and strong sense of community. The village enjoys a peaceful setting while still offering excellent local amenities for day-to-day living.*

Within Laide itself there is a Post Office, general store and petrol station, while the nearby village of Gairloch provides a wider range of services including a new Co-op supermarket which opened in December 2025, medical facilities, cafés and independent shops. Gairloch also benefits from a highly regarded and friendly golf course, set against a stunning coastal backdrop.

The area offers a wealth of leisure and lifestyle opportunities. Laide Community Wood is located within the village and provides a beautiful natural space for walking and outdoor enjoyment. Nearby attractions include the Aultbea Hotel and the popular Jam Jar Bar and Restaurant, the Arctic Convoy Museum in Aultbea, and the world-famous Inverewe Gardens at Poolewe, managed by the National Trust for Scotland.

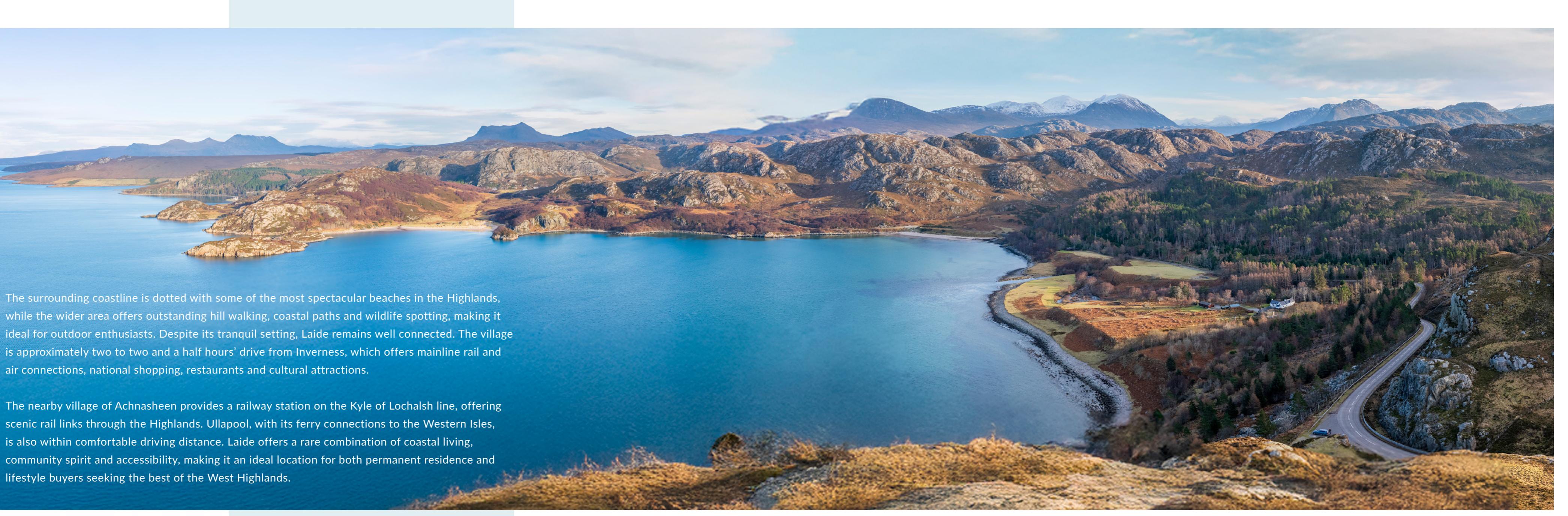


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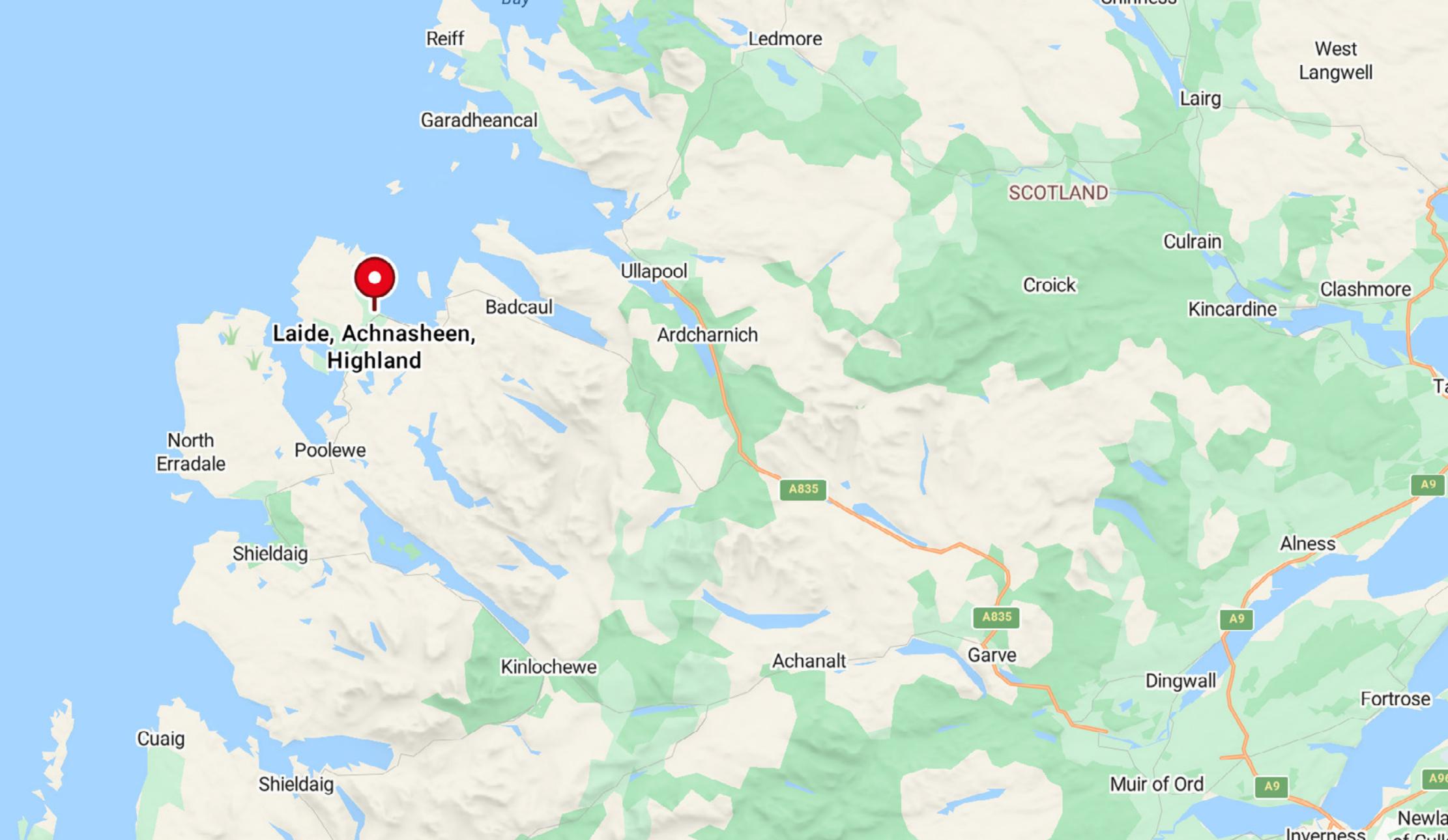
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The surrounding coastline is dotted with some of the most spectacular beaches in the Highlands, while the wider area offers outstanding hill walking, coastal paths and wildlife spotting, making it ideal for outdoor enthusiasts. Despite its tranquil setting, Laide remains well connected. The village is approximately two to two and a half hours' drive from Inverness, which offers mainline rail and air connections, national shopping, restaurants and cultural attractions.

The nearby village of Achnasheen provides a railway station on the Kyle of Lochalsh line, offering scenic rail links through the Highlands. Ullapool, with its ferry connections to the Western Isles, is also within comfortable driving distance. Laide offers a rare combination of coastal living, community spirit and accessibility, making it an ideal location for both permanent residence and lifestyle buyers seeking the best of the West Highlands.



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