

**Tigharry, Lochcarron
Strathcarron
IV54 8YB**



Tigharry is a detached four bedroomed house located in the village of Lochcarron on the west coast of Scotland. It is in walk in condition and enjoys views across Loch Carron and the surrounding hills. Tigharry is ideal for a variety of potential purchasers, those looking for a family home or a property with excellent holiday let potential. Viewing is highly recommended to fully appreciate the size of the property.

OFFERS OVER £245,000

HSPC Reference: 58270

The Property Shop, 47 Church Street, Inverness
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View from the banks of Lochcarron



PROPERTY

The ground floor of this detached villa has a single glazed porch, an entrance hall, a lounge with an open fireplace, a second reception room with an open fireplace, an inner hall, a kitchen/diner, a utility room/rear vestibule, a study and a wet room. The accommodation is completed on the first floor with 3 double bedrooms, a single bedroom and bathroom. The garden to the front is enclosed by box hedging and is laid to gravel. The rear garden is terraced with the lower terrace being laid to concrete and having steps to the upper terrace that is laid to patio. Tigharry is set in a stunning location with spectacular panoramic loch views. Viewing is recommended, not only to appreciate its location and panoramic views over Loch Carron, but also to appreciate the accommodation on offer.

LOCATION

Lochcarron is a beautiful west highland village lying along the north shore of Loch Carron. It is popular with holiday makers wishing to enjoy the stunning scenery of the west coast of Scotland famous for its untouched sandy beaches, magnificent views and dramatic mountain peaks. Lochcarron is also on the NC500, a road trip that takes in some of the most stunning coastal and mountain scenery in Europe.

Lochcarron has a thriving community for residents and a good infrastructure which includes a nursery, playgroup, and primary school. Secondary schooling is provided at Plockton which is only a 40-minute bus ride away. There are good transport links with Strathcarron railway station 3 miles away and a local taxi service. In addition to a golf club, bowling club, sailing club, dental practice, medical centre and a choice of shops, the area provides ample opportunity to pursue other outdoor pursuits such as hill walking, cycling, fishing and shooting. The city of Inverness is an hour and a half drive away and has its own airport with flights to the south and Europe.

GENERAL DESCRIPTION

The glazed front door of the property opens onto the porch.



PORCH

Approx 1.69m x 1.03m

The porch has a tiled floor and has single glazed windows to the front and side elevations. Glazed double doors give access to the hall.

HALL

The hall has the original wooden floorboards that have been exposed sanded and varnished, a radiator and doors to the lounge, the sitting room and an under stairs storage cupboard. A carpeted wooden staircase with the original pitch pine bannister and balustrades takes you to the first floor landing.

LOUNGE

Approx 3.52m x 4.24m

The lounge also has the original wooden floorboards which have been sanded and varnished, a window to the front elevation, a radiator and door to a storage cupboard. An open fireplace with wooden mantle and tiled hearth provides a pleasing focal point.

SITTING ROOM

Approx 4.06m x 4.25m

The sitting room has a radiator, a window to the front elevation and again exposed floorboards that have been sanded and varnished. It has a door to a storage cupboard, a wood panelled recessed sitting area and an open fireplace with a stone fireplace and a tiled hearth. From the sitting room there is a door to the inner hall.

INNER HALL

The rear hall has vinyl flooring, doors to the kitchen/diner, the utility room/rear vestibule and has some storage cupboards.

KITCHEN/DINER

Approx 4.83m x 4.31m

The kitchen has vinyl flooring and is a double aspect room having windows to both the rear and side elevations. It has a radiator and comprises wall and base mounted units with worktops, splash back tiling and stainless steel 1 ½ bowl sink drainer. There is an integral electric oven and hob with extractor over and an oil-fired Rayburn that is not in use. There is also plumbing for a dishwasher.

UTILITY ROOM/REAR VESTIBULE

Approx 1.74m x 1.99m

The utility room has vinyl flooring, plumbing for washing machine and space for further appliances. There is a glazed door to the rear garden and a door that gives access to the study.

STUDY

Approx 2.00m x 1.83m

The study has open shelving, a window to the rear elevation and a radiator. It has been fitted with vinyl flooring and has a door to the wet room.

WETROOM

Approx 1.96m x 1.37m

The wet room has been fitted with non-slip vinyl flooring and the walls have been wet walled. It comprises a WC, a wash hand basin and an accessible shower enclosure. There is also a radiator, an extractor fan and a window to the rear elevation.

LANDING

The stairwell has access to floored storage within the eaves and a Velux window that is to the rear elevation. The landing has loft access, a radiator and doors to a shelved storage cupboard, all four bedrooms and the bathroom. There is also a Velux window to the side elevation.

BEDROOM ONE

Approx 3.50m x 4.36m

The principal bedroom has exposed wooden sanded and varnished floorboards, a radiator, a window to the front elevation and there is a wash hand basin set within a vanity unit.

BEDROOM TWO

Approx 4.39m x 2.94m

This bedroom also has the original exposed floorboards, a radiator, a window to the side elevation and a wash hand basin set within a vanity unit. It has a storage cupboard and louvre doors to a cupboard that houses the water cylinder.



BEDROOM THREE

Approx 4.29m x 2.64m

This bedroom also has the original wooden floorboards that have been sanded and varnished, a wash hand basin within a vanity unit, a radiator and there is a window to the front elevation.

BEDROOM FOUR

Approx 1.85m x 2.83m

The final bedroom has a window to the front elevation, a radiator and exposed wooden floorboards that have been sanded and varnished.

BATHROOM

Approx 1.83m x 3.06m

The family bathroom comprises a WC, a wash hand basin, a bath and a tiled shower cubicle. The floor of this room has been tiled, it has a radiator and there is a window to the side elevation.

SERVICES

Mains water, electricity and drainage, oil fired central heating, phone and broadband.

GLAZING

Double glazed with the exception of the porch and the front and rear doors.

EXTRAS

All carpets, fitted floor coverings, curtains and blinds. White goods and other items of furniture may be available under separate negotiation.

VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(70-79) C	
(55-68) D		(55-59) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	76		69
	39		33
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.