

71 - 75, Strathkanaird, IV26 2TP



£235,000 Offers Over

Type: Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Full Details

Excellent opportunity to purchase a recently refurbished 3 bed detached bungalow in the picturesque Highland township of Strathkanaird, just north of Ullapool. This freshly painted property built only 25 years ago boasts an abundance of space and development opportunity within the house itself. Outside it is situated next to crofts and an outbuilding belonging to those crofts of 71 and 75 Strathkanaird these crofts being available by separate negotiation.

The property comprises of entrance hall, kitchen, Lounge, 3 double bedrooms, family bathroom as well as excellent storage utility area and shower room. The large lounge has triple windows which allows plenty of natural light to stream in. When the house was built it was designed with future development of that space in mind which it is why there is a full height space with is roughly two thirds the size the usable floorspace of the house space below and currently supplied with electricity (lights and several power sockets). Additionally, the smaller bedroom was also designed with appropriate structures (double beams) to allow for a staircase to be easily installed if the house were to be converted into a two-storey property with the potential for several more rooms. Outside, the house previously the old croft house of 71 and 75 Strathkanaird the decrofted garden area extends to around 0.16 Ha giving ample room for a nice garden with unreal views over the crofts and onto the beautiful hills and scenery associated with living in these rural areas. Overall, this stunning property is in walk in condition and would be an ideal purchase for a variety of purchasers looking for a quality home in a semi-rural location.

Property Location: The house and crofts are situated at Strathkanaird, a remote crofting township approximately seven miles north of Ullapool in Wester Ross. The property is accessed from the main A835. The area of Strathkanaird is made up of a mix of crofts and private houses many located on crofts. Ullapool is approximately 7 miles south and is an attractive North-West Coast village and a popular tourist destination which is on the NC500 Route and the ferry port for Stornoway. It is a cultural and commercial centre for the area and is surrounded by magnificent scenery. Residents and visitors enjoy outdoor activities including walking and water sports as well as the leisure centre, Arts Centre, Theatre and the many cafés, shops, hotels, and restaurants. Ullapool has a Primary and Secondary school and a supermarket.

Croft Land: Available by separate negotiations -

The crofts are currently accessed from the main A835 and then from a rough track down to the decrofted house site in 1995. The combined croft land of both 71 and 75 Strathkanaird extends to 2.57Ha (6.36 acres) most of the land would be classed as 5,2 on the Macaulay system land capable of use as improved grassland sward establishment presents no difficulties, but physical limitations can cause maintenance problems. The croft has clearly been a fertile holding in the past. Both crofts are fenced to clearly define the boundaries although some of the fences are in poor order and no longer stock proof. The six fields which comprise of both crofts consist of permanent grassland, sheep are currently grazing the fields. The area extends to 2.57ha which are registered with rural payments and services. Information on the common grazing's can be found on the crofting register.

*Please note the crofts do not come as part of the sale but are available upon separate negotiation. All interested parties should first check they suit the crofting commission criteria before pursuing interest on these crofts.

Council Tax: Band D. EPC: Band D. Services: LPG, electricity, water and drainage. Telephone, broadband and satellite. Entry: To be mutually agreed. Viewings: Direct with Smart Moves only.

Room Measurements: (for guidance only). Lounge - 3.95 x 4.63. Kitchen - 2.95 x 4.63. Utility - 2.08 x 3.72. Bedroom 1 - 3.35 x 4.08. Bedroom 2 - 3.18 x 2.95. Bedroom 3 - 3.35 x 2.97. Family Bathroom - 2.95 x 1.69

Property Features

- ✓ 3 Bedroom Detached Bungalow
- ✓ Strathkanaird 7 miles from Ullapool
- ✓ Stunning Scenery
- ✓ 2 Crofts available upon separate negotiations
- ✓ Recently refurbished
- ✓ Walk in condition
- ✓ Abundance of opportunity

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