

Overdale is situated in Melvaig which is a stunning rural location in the North West Highlands and is a small crofting community in an area of outstanding natural beauty. Facilities in nearby Gairloch which is some 9 miles distant include primary and secondary schooling and a leisure centre. There is a convenience store, a variety of local shops, a bank, filling station, doctors surgery, pharmacy and a lively Community Centre. There is also a selection of bars, tea rooms, restaurants, an 18 hole golf course and a beautiful white sandy beach at Big Sands, a short distance from the house. A little further along the coastal road takes you to the historic Rua Reidh Lighthouse. There is a wide range of leisure pursuits on the doorstep such as hill walking, bird watching, kayaking, cycling, whale and seal watching, walking and sea or freshwater fishing.

Overdale is a beautiful coastal retreat overlooking The Minch with stunning panoramic views of The Isle of Skye and the Outer Hebrides, the Northern Lights have been seen from the property and there are amazing sunsets. The house has been well maintained and has had a new kitchen fitted less than a year ago. The house is in excellent decorative order throughout. Having four double bedrooms and two bathrooms it sleeps 6-8 people comfortably and benefits from oil central heating, a wood burning stove, double glazing and has an excellent broadband connection. Overdale would provide an ideal family home which also has scope for the opportunity for holiday letting.

Directions from Inverness: Heading North on the A9 take the second turning on the left at the Tore roundabout onto the A835 continue on for 6 miles to the Maryburgh roundabout, take the second exit signposted Ullapool (A835) continue on this road until a mile or so past Garve then take a left turn onto the A832 continue on to the Achnasheen Roundabout and take the second exit (A832) Signposted Gairloch. On entering Gairloch turn left onto the B8021, continue along this road for 9 miles, turn right when you come to a post box, Overdale is the second house on the right.

What3Words app enter: [///blip.staining.volcano](https://www.what3words.com/#!/blip.staining.volcano)

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax Band **E**

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtain poles and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



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FOR SALE



Overdale, 5 Melvaig, Gairloch, Ross-shire, IV21 2EA

Offers Over £270,000

- Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Dining Room
- Four Bedrooms
- Two Studies
- Bathroom

- Shower Room
- Double Glazing
- Oil Fired Central Heating
- Wood Burning Stove
- Gardens Surrounding House
- Stunning Views
- Off Road Parking for Two Cars
- High Speed Broadband
- Two Sheds and a Polytunnel
- EPC Rating D

01349 865125

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REF 23
HSPC 61107

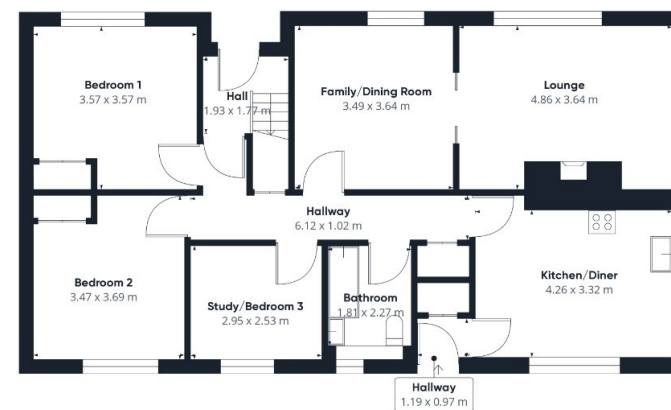




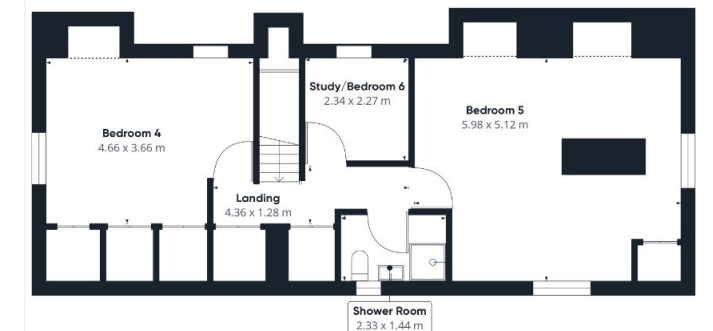
Overdale, 5 Melvaig, Gairloch, Ross-shire, IV21 2EA

Offers Over £270,000

Detached house situated in an elevated position with beautiful views over the Minch.



Ground Floor



First Floor

Approximate Floor Area 163m²