

# middleton ross & arnot



**Elderbank, Stoer, Lochinver, IV27 4JE**

## Detached and Extended 1½ Storey House

- Porch/Sunroom
- Lounge
- Kitchen Diner
- Inner Hallway
- Two First Floor Double Bedrooms

## Ground Floor Annex

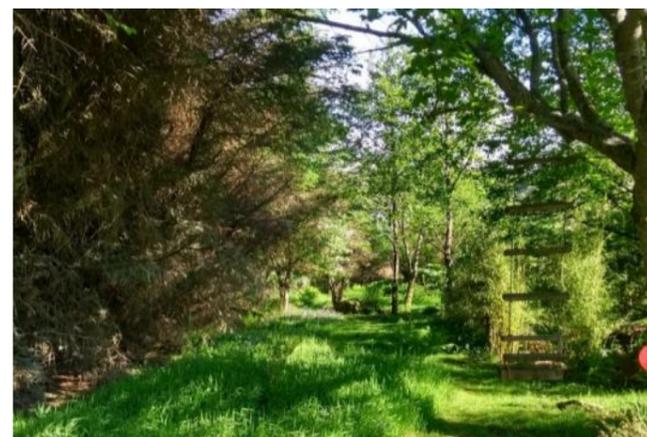
- Separate Entrance
- Lounge
- Bedroom
- Jack and Jill Shower Room

- Driveway
- Oil Fired Central Heating and Multi Fuel Stove
- Double Glazing
- Third of an Acre of Beautiful Well Established Garden
- EPC Rating E

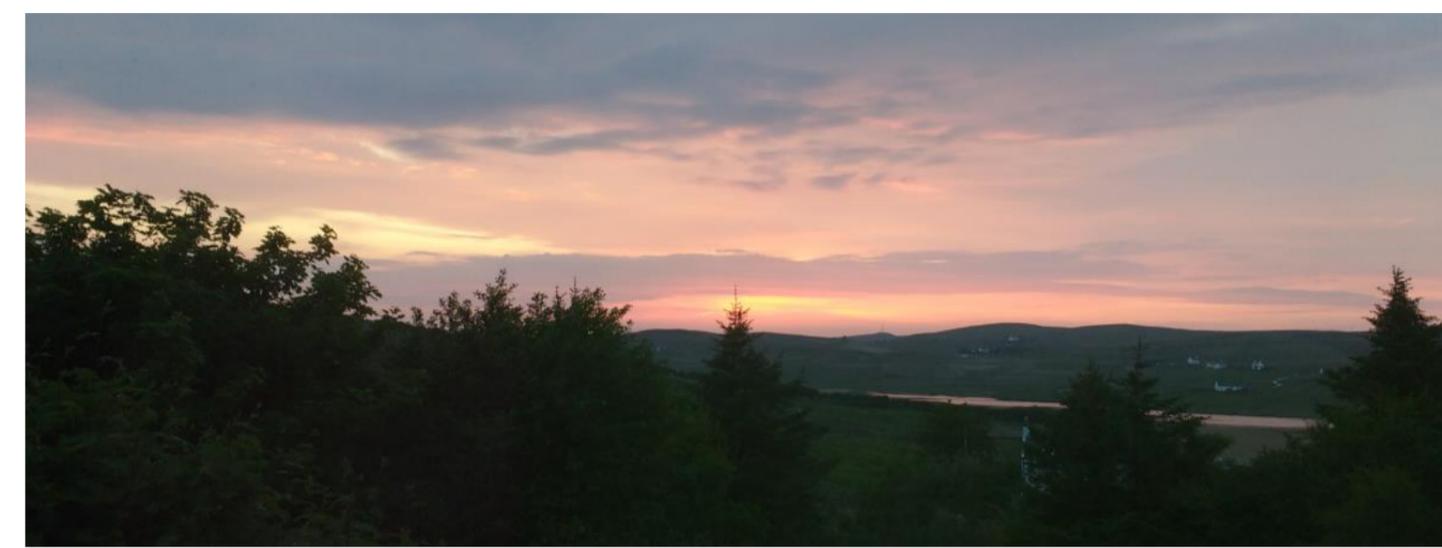
**Offers Around £175,000**



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Ref: 13



Detached extended 1½ storey house situated 8½ miles from the popular village of Lochinver which is located approximately 85 miles from Inverness and 36 miles from Ullapool. Primary Schooling is available in Lochinver with older children attending Ullapool or Kinlochbervie for which transport is provided. There are small shops available nearby at the Clachtoll Holiday Park and Drumbeg with a wider range of facilities available in Lochinver which include a convenience store, filling station, bars and restaurants, medical centre and community centre. There is a mobile banking service and a bus service to Ullapool which runs twice a day. The house is in an area of outstanding natural beauty and offers some of the most spectacular mountain and coastal scenery in the north of Scotland. An extremely popular tourist destination which has recently received a tremendous boost from the North Coast 500 touring route, the area boasts a variety of leisure pursuits such as hill walking, sailing, fishing, photography and climbing. The area has a vibrant community spirit.

Elderbank is a traditional stone house built at the turn of the last century and has more recently benefitted from remodelling of the interior, the addition of a porch, kitchen and bedroom extension to the ground floor. The property would be ideally suited as a holiday destination, beautiful family home or with the ground floor annex a small onsite business opportunity.

Directions: When reaching Lochinver take the turning for Stoer (B869), go through Clachtoll and continue on for six miles, when you reach the village of Stoer, pass through the village until you reach the Village hall on the right, turn left (signposted lighthouse), then first left (signposted Balchladich). Elderbank is the first house on the right.

Services: Mains water and electricity. Drainage is to a private septic tank. There is Broadband and satellite installed for TV  
Council Tax—D  
To arrange a viewing call Middleton Ross & Arnot on 01349 865125  
Monday to Friday 9am - 5pm  
Out with office hours call 01463 231173 Sat - 9am - 5pm and Sun 10am—4pm  
Email: property@middletonross.co.uk Text 07774 419811

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.

Floor coverings, curtains, blinds, annex sofa, storage & log boxes, garden furniture and kitchen appliances are included in the sale price.  
The mention of appliances and or services does not imply that they are in full and efficient working order.

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## Elderbank

Stoer

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Elderbank is situated in a tranquil rural location close to the local white sandy beaches and surrounded by stunning scenery. The house is set in a beautiful established mature garden extending to one third of an acre which is teeming with birds and wildlife and has fruit trees and soft fruits.

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### Ground Floor

Porch	2.26m x 2.23m
Inner Hall	3.83m x 1.3m
Lounge	5.42m x 4.36m
Kitchen	4.59m x 2.72m

### Annex

Lounge	3.10m x 3.72m
Bedroom	3.09m x 2.91m
Jack & Jill Shower Room	2.71m x 1.56m

### First Floor

Landing	2.55m x 1.21m
Bedroom	4.09m x 3.22m
Bedroom	3.85m x 3.01m
Bathroom	2.72m x 1.47m

### Outside

Ample Parking in Driveway  
Two Sheds  
Woodstore  
Fruit Frames  
One Third of an Acre of Mature Garden  
Ground