

Galbraith

**14 SHORE STREET**  
APPLECROSS, IV54 8LR



## 14 SHORE STREET, APPLECROSS, IV54 8LR

A charming, upgraded, traditional terraced cottage with sea and island views.

Lochcarron 17 miles. ■ Inverness 79 miles.

- Two Reception Rooms. Two Bedrooms.
- Well laid out extended and modernised accommodation.
- Popular village location.
- Beautiful views over Applecross Bay

About 0.012 hectares (0.03 acres) in all.

Offers Over £260,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Located in the hamlet of Applecross on the Applecross peninsula in Wester Ross. The property is in a beautiful setting, set in the main street which follows the shoreline and with spectacular views across the Inner Sound to Raasay and Skye.

The Applecross Peninsula is famous for its beautiful and remote setting, stunning coastline and charming village with its traditional houses and popular Inn. In spite of its popularity, Applecross remains unspoilt and has a strong community, along with many walks and places of historic note.

There are good facilities in the area with a school and shop in Camusterrach as well as a resident doctor, weekly visiting fish and butcher vans, a petrol station and the famous Applecross Inn and Walled Garden Café. Lochcarron, about 45 minutes away, has a small supermarket while weekly boarding is available at Plockton Secondary School. Inverness, about 2 hours' drive away, offers all the facilities of a modern city including its airport with regular flights to the south and Europe.

## DESCRIPTION

No 14 Shore Street was bought by the current owners in 2001 and since then the property has been well maintained and upgraded including the replacement of internal joinery, the installation of new double glazed windows to the front elevation, the fitting of a modern bathroom suite and installation of a multi-fuel burning stove in the dining room. In addition, a new boiler was fitted to serve the electric wet heating system in the spring of 2024. The accommodation is well laid out and comfortable with a cosy sitting room having an open fireplace and the dining room with multi-fuel stove has a kitchen off. On the first floor can be found the bathroom and both bedrooms. The reception rooms and bedrooms all enjoy sea views.





## ACCOMMODATION

Ground Floor - Hall. Sitting Room. Dining Room. Kitchen.

First Floor - Split Landing. Bathroom. Landing. Two Bedrooms.

## GARDEN GROUNDS

A small yard lies to the rear, accessed via the kitchen. There is a right of access across the rear of a neighbouring property to stone steps ascending to an upper area of garden to the rear of 14 Shore Street. This area is uncultivated and bounded by wooden post and wire fencing.

## OUTBUILDINGS

There is a timber wood store within the yard.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Electric Wet System	Band C	Available*	Available*	Band G	Freehold

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## DIRECTIONS

No 14 Shore Street is on the main street in Applecross village.

Exact grid location for Shore Street - What3Words - <https://what3words.com/diagram.users.barefoot>

## MOVEABLES

Fitted floor coverings, curtain and blinds are included in the sale. Further items may be available by separate negotiation.

## VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

## POST CODE

IV54 8LR

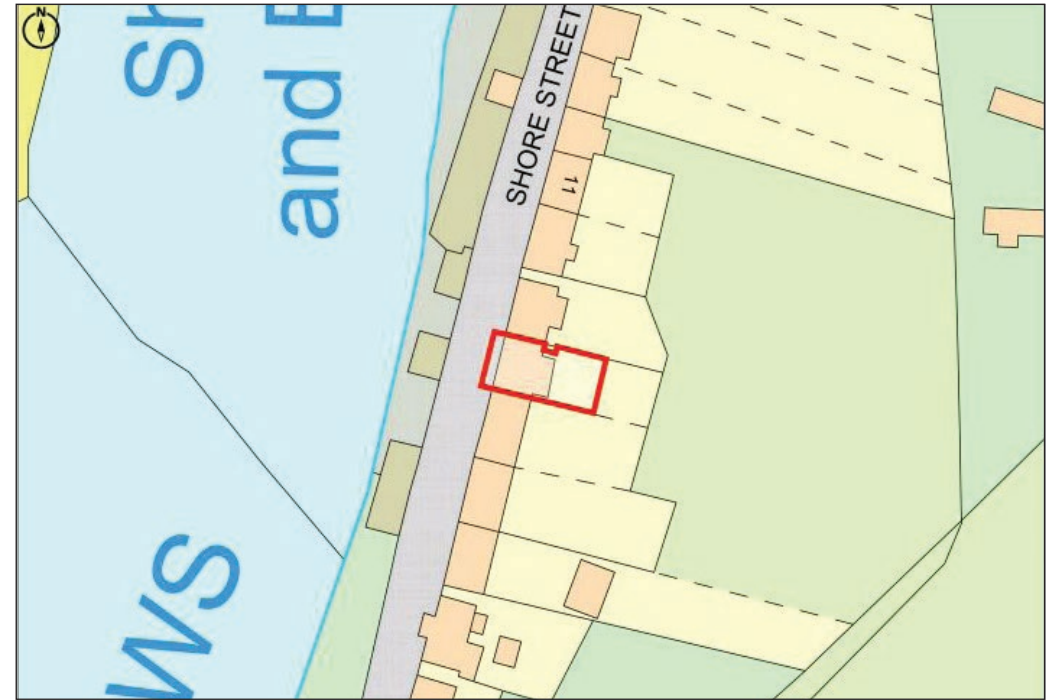
## SOLICITORS

Macleod & MacCallum'

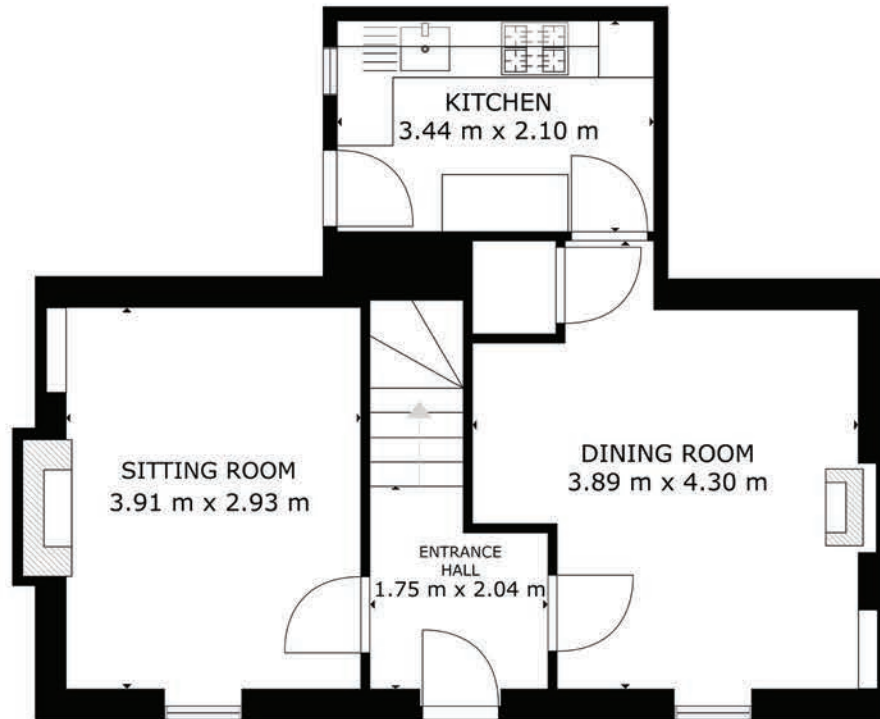
## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

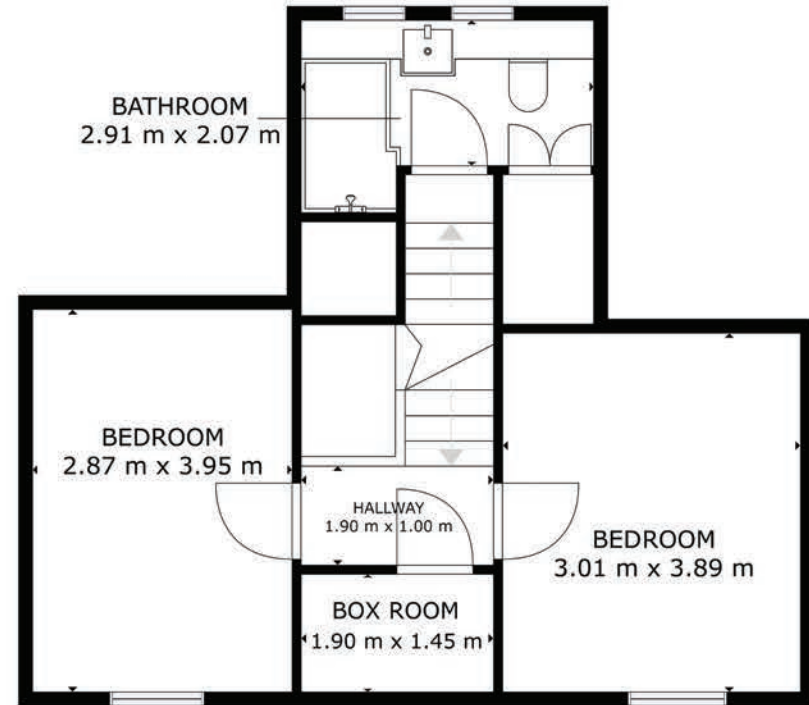
Failure to provide required identification may result in an offer not being considered.



## 14, SHORE STREET, APPLECROSS



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 40 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2024



**Galbraith**



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