



BURNSIDE
CLACHTOLL, LOCHINVER



BURNSIDE, CLACHTOLL, LOCHINVER

A charming, traditional cottage in a beautiful coastal setting.

Lochinver 6 miles. ■ Ullapool 41 miles. ■ Inverness 97 miles.

- Two Reception Rooms. Three Bedrooms.
- Well-presented accommodation.
- Stone barn with conversion potential.
- Delightful, sheltered grounds with greenhouse.

Offers Over £300,000



Galbraith

Inverness
01463 224343
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 OnTheMarket



SITUATION

Burnside is situated in the scattered crofting township of Clachtoll on the Stoer peninsula on the north-west coast of Scotland. Burnside is in an enviable location, with south facing views to the mountains of the Coigach peninsula and just a short walk from a beautiful sandy beach, one of a number along this stretch of coastline.

The surrounding area is one of the last great, unspoilt wildernesses in Europe where the dramatic outlines of Suilven, Canisp and Quinag provide a backdrop for a beautiful landscape of moorland and coastline. The village of Lochinver is a thriving and busy port with fishing vessels from many parts of the world landing their catches at the fish market. The village has two small supermarkets, Post Office, petrol station, Health Centre, Community/Leisure Centre and a primary school as well as a number of other shops and facilities. Ullapool, about a 50 minute drive away, has a wider range of amenities including a secondary school.

DESCRIPTION

The current owners purchased Burnside in 2013 and since then have used it regularly as a second home. The cottage has been well-maintained and improved and this work includes rewiring, re-plumbing, a new heating system with WiFi controlled radiators, upgrading the bathroom to create a modern shower room, and renovation of the porch. In addition, new carpets have been laid and the interior redecorated. The property is comfortable and welcoming and though modernised retains the features and charm of a traditional Highland cottage.

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Sitting Room. Dining Room/Family Room. Dining Kitchen. Shower Room.

First Floor - Two double Bedrooms. Single Bedroom.

GARDEN GROUNDS

Burnside is approached from the public road, a driveway over which the owners have a right of access leading to a gate opening to a parking area at the side of the cottage.

The gardens have generous plantings of roses, clematis and other cottage garden plants, while there is a former kitchen garden to one side and mature mixed hedging around the boundary which provides shelter and privacy.

OUTBUILDINGS

STONE BARN

10.9 m x 3.1 m

Of stone construction under a corrugated iron roof. With roller door, door to garden, stone floor, power, light and storage space in the rafters.

The barn offers potential for conversion, subject to the necessary consents.

There is a hardwood framed greenhouse within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Electric Heatng	D	Available*	Available*	E	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

Exact grid location - What3Words - \\\ <https://w3w.co/mega.path.slurs>

MOVEABLES

Burnside is sold as seen.



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

IV27 4JD

SOLICITORS

MacLeod & MacCallum, Inverness Office
28 Queensgate
Inverness
Highland
IV1 1YN

ANTI MONEY LAUNDERING (AML) REGULATIONS

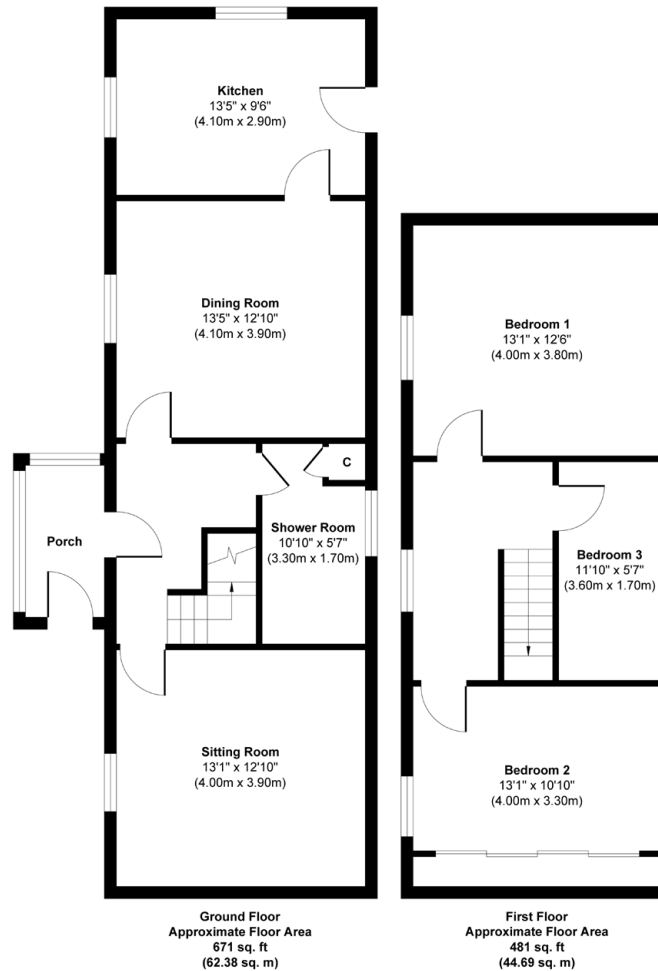
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





Burnside, Clachtoll, Sutherland IV27 4JD



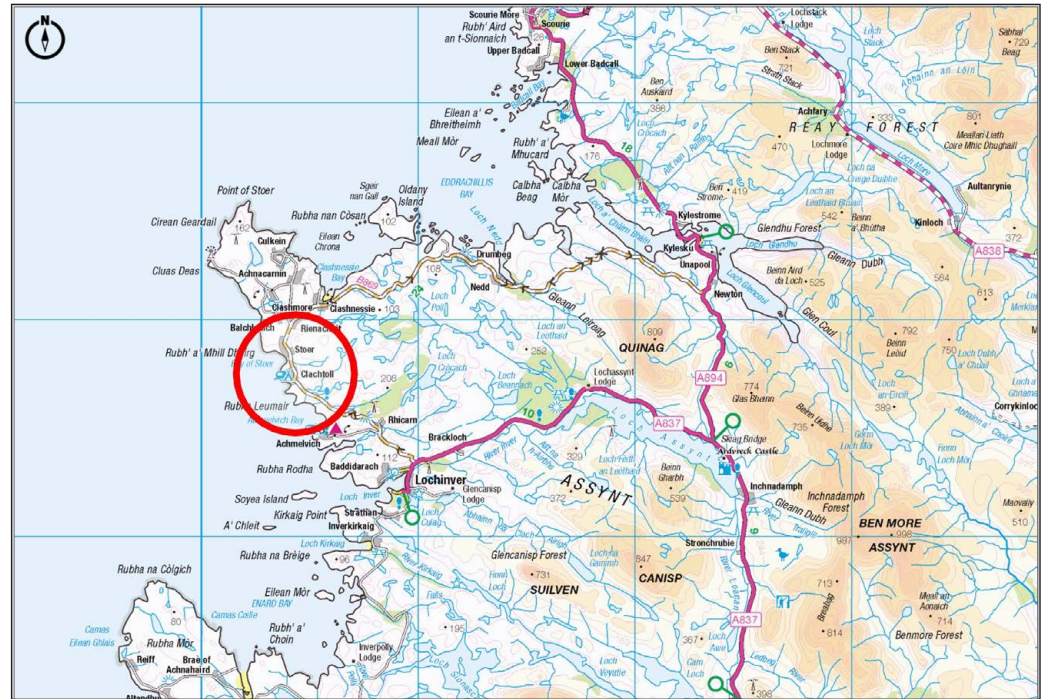
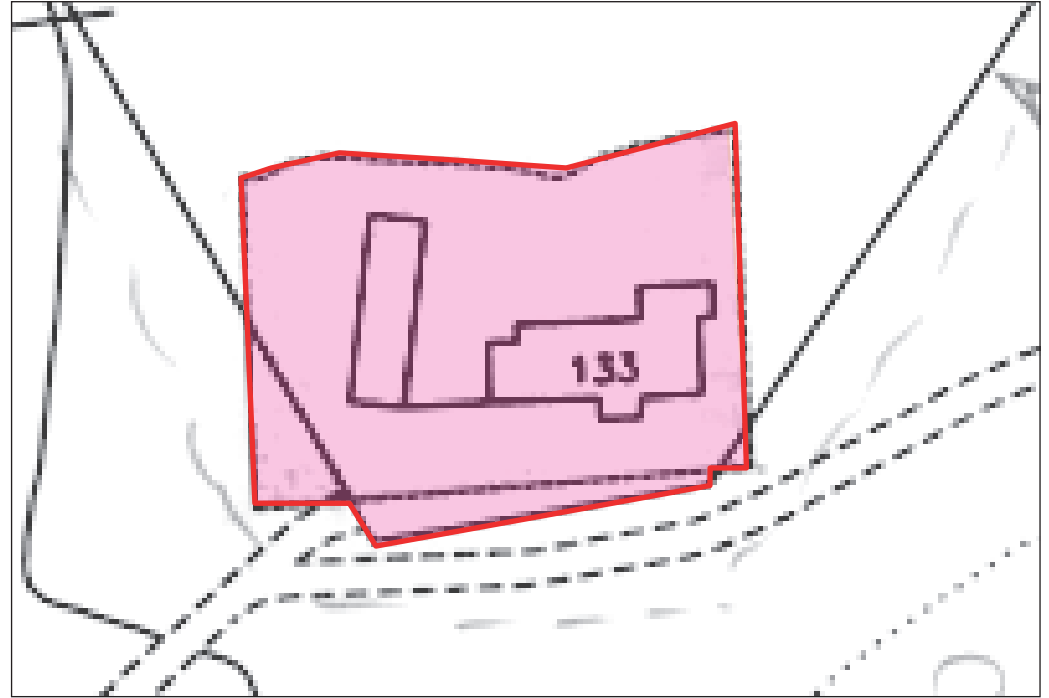
Approx. Gross Internal Floor Area 1152 sq. ft / 107.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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 June 2024.





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