



ACHANSHEEN | ASKING PRICE £75,000

01445 731533

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**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS





# ACHANSHEEN

£75,000

## CASH BUYERS!

AMAZING RESULTS! Estate Agents is pleased to offer to the market this 2 bedroom detached timber bungalow, quietly situated in the popular West Coast village of Poolewe, which is part of a magnificent peninsula in the Scottish Highlands.

The property is in very poor condition and of non-traditional construction. There is an open fire with back boiler in the living room, and back up electric storage and panel heaters throughout.

Externally, there is a timber built summer house with side store attached.

## DESCRIPTION

The home is entered via a timber door into a porch. The lounge benefits from front and side windows and an open fireplace with back boiler, and leads into the kitchen, which is also entered via the rear timber door. There are 2 bedrooms (one double and one single) and a shower room. The windows are a mix of original metal frame single glazed type, and timber framed single glazed windows in the Kitchen. This home also benefits from a timber built summer house with side store attached.

## LOCATION

Poolewe nestles at the foot of hills on the shores of Loch Ewe, within the magnificent scenery of Wester Ross. The village has a Post Office/general store, churches, a coffee shop, a hotel, village hall and an indoor swimming pool, all of which are within walking distance of the development. There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. Poolewe itself, as well as the whole peninsula and the surrounding area, is an ideal location for a varied range of pursuits, such as mountain climbs, and a wide choice of hills for rambling and walking; cycling, golf, bird-watching or just relaxing. There are well stocked trout lochs on the surrounding hills, and wonderful rocky and sandy bays for sea fishing - permits are for sale in the local shops. Also of interest to sailing enthusiasts, the sheltered Loch Ewe (sea loch) offers excellent sailing conditions. The world famous Inverewe Gardens, where you can enjoy a wander, are only 5 minutes away, and the tea room at Inverasdale school where local home baking can be enjoyed, is only a few miles further on the coast road. Gairloch is 6 miles south where you will find more shops, restaurants, a heritage museum, garage, health centre, chemist, a golf course and churches. From the pier, fishing and whale watching trips can be arranged.

Nursery and primary schooling is available in the villages of Poolewe and Aultbea; and secondary schooling is available at Gairloch, with transport provided.

The Highland capital city of Inverness is approximately 75 miles

distant and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 55 miles distant.

## SERVICES

The property benefits from all mains services  
Broadband - BT  
Mobile reception

## GARDEN

The front, side and rear overgrown garden is laid to grass, trees and shrubs. There is also the addition of a timber built summer house with side store attached.

## HOME REPORT

A Home Report is available at [www.onesurvey.org](http://www.onesurvey.org).

In order to download the home report please click on "find a home report" and type in the postcode IV22 2LD . Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

## VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this very well presented home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

## ASKING PRICE

Glen Nairn is available for £75,000

## HOW MUCH IS YOUR HOME WORTH?

Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

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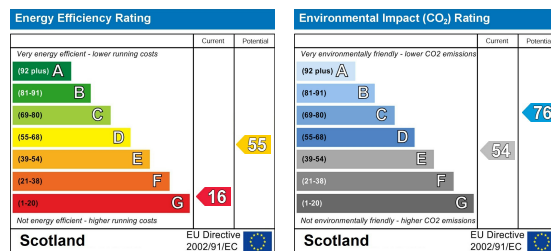


## GROUND FLOOR



2 BEDROOM TIMBER BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call **AMAZING RESULTS!™** on 01445 731533





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