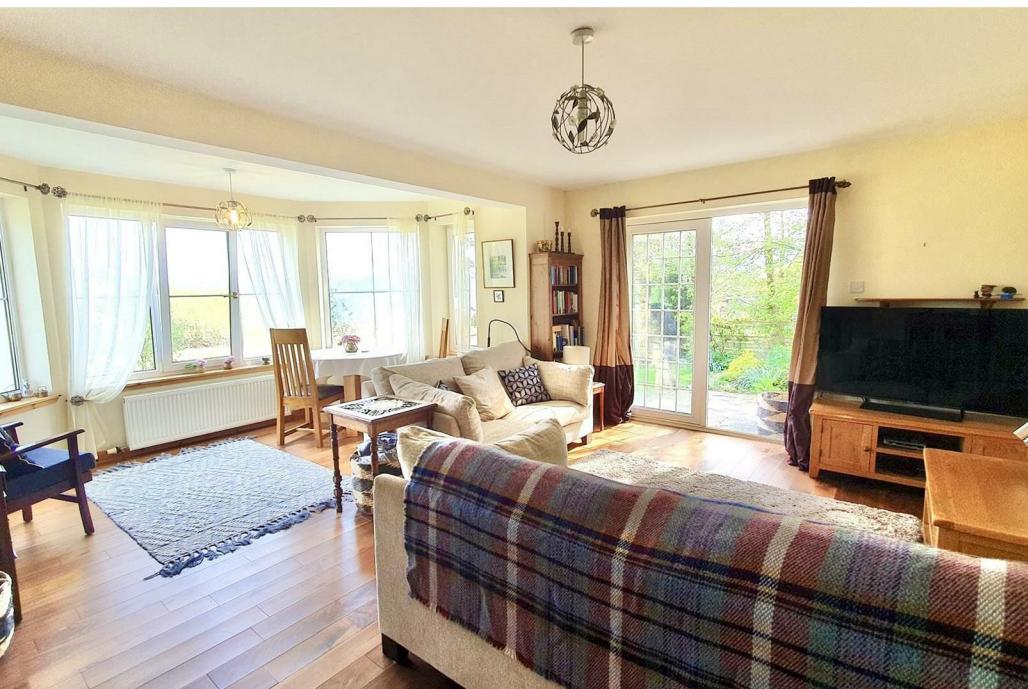




POOLEWE | OFFERS OVER £350,000  
01445 731533  
[www.AMAZINGRESULTS.com](http://www.AMAZINGRESULTS.com)

**AR**<sup>TM</sup>  
**AMAZING RESULTS!**  
THE PROFESSIONAL ESTATE AGENTS!



## POOLEWE

£350,000

Nestled in the picturesque village of Inverasdale, Ross-shire, "Tha'n Criedhe Seo" at 12 Coast is a charming detached house that promises a tranquil lifestyle in a stunning coastal and rural setting.

Boasting 4 bedrooms, or 3 with an office, this spacious family home offers flexible accommodation that is perfect for those seeking comfort and space. The property features uPVC double glazing and oil central heating, ensuring this home is kept warm and cosy all year round. The heart of the home is the well-equipped breakfasting kitchen, which comes with ample storage space, built-in oven, gas hobs, and a dishwasher, making it a delight for any aspiring chef. Additionally, the convenient utility room houses essential appliances and a large storage cupboard. The spacious lounge / dining area is flooded with natural light from the expansive windows and patio door that showcase breathtaking sea loch and mountain views. Upstairs, you'll discover 2 spacious double bedrooms, 2 single rooms and abundant cupboard space for storage.

The property is surrounded by croft land, offering a true taste of rural living, with sea and mountain views; while the charming garden provides ample outdoor space for families to enjoy. If you're dreaming of a peaceful life in a beautiful countryside setting, "Tha'n Criedhe Seo" is the perfect place to call home.

### DESCRIPTION

"Tha'n Criedhe Seo", 12 Coast is a large family home offering flexible accommodation within a very desirable coastal and rural setting. The spacious accommodation is entered via a glazed uPVC framed door into the entrance vestibule, which leads into the entrance hall via a glazed wood framed door.

The large, walnut floored lounge / dining area gains maximum benefit from the large windows and patio door letting in abundant daylight, making the most of the enviable sea loch and mountain views. The breakfasting kitchen is well equipped with ample floor and wall units, built-in oven, gas hobs and dishwasher and benefits from tiled flooring. The utility room houses the washing machine, dryer and boiler, and benefits from a handy storage cupboard. The main bathroom is located downstairs as well as 2 bedrooms (one en-suite). Upstairs you will find 2 double bedrooms, as well as 2 single rooms, or office and study. There is ample storage space comprising cupboards into the eaves, and a linen cupboard on the landing.

All in all, this property provides spacious accommodation and plenty outside space for families.

Contact your local Estate Agent, Myfanwy Rowe, to schedule a viewing and experience the charm of this property first hand.

Council Tax Band : E  
EPC : C

### LOCATION

The community itself exudes warmth, with the former village school, which boasts character that is both historic and inviting, having been thoughtfully converted into a community centre featuring exhibition rooms and a quaint tea room serving delectable home-baked treats prepared by friendly locals.

Convenience meets charm in the nearby village of Poolewe, where you'll find a well-stocked village shop, Post Office, coffee shop, hotel, churches, village hall, and even an indoor swimming pool. Not to mention the renowned Inverewe Gardens, a must-visit destination for leisurely strolls and nature enthusiasts.

For families, primary schooling is easily accessible in Poolewe and Aultbea; while Gairloch offers both primary and secondary education along with essential amenities like a health centre, chemist, shops, restaurants, and garage. Outdoor enthusiasts will revel in the abundance of activities available, from challenging mountain climbs to leisurely beach walks, golfing, cycling, fishing, and bird-watching.

The location's proximity to Inverness and Ullapool ensures easy access to city amenities and transportation links, making this property an ideal retreat without sacrificing modern conveniences.

Whether you're drawn to the tranquil waters of Loch Ewe for sailing or prefer exploring the diverse landscapes on foot, Inverasdale promises a lifestyle rich in natural beauty and recreational opportunities. Don't miss the chance to make this peninsula your own and experience the best of West Coast living.

### GARDEN

The property benefits from "wrap around" garden grounds which are mainly laid to a combination of driveway, trees, gravel and shrubs, with charming stone wall feature and brick raised beds. There is a patio with table and benches for picnics or a barbecue, or simply relaxing while taking in the unspoilt view. There is also a timber garden shed within the grounds and a handy potting shed.

### SERVICES

The property benefits from mains electricity and water, and septic tank for drainage. Good internet and mobile reception.

### 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 2LR. 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 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.

### DIRECTIONS

From Gairloch - after entering Poolewe turn left for "Inverasdale and Cove", passing the village shop / post office on the right. Continue on this road for 5 miles when you turn right and follow the "lower" road until you reach Tha'n Criedhe Seo at the end of the road. From Laide - after entering Poolewe turn right for "Inverasdale and Cove".

### ASKING PRICE

This home is available for offers over £350,000

### HOW MUCH IS YOUR HOME WORTH?

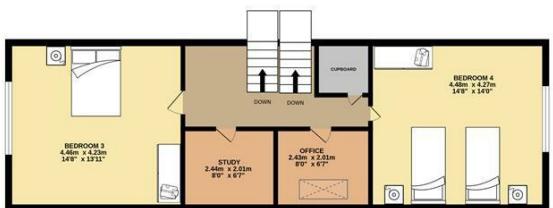
Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

AMAZING RESULTS!™ - HOME OF THE PROFESSIONAL ESTATE AGENTS™

GROUND FLOOR



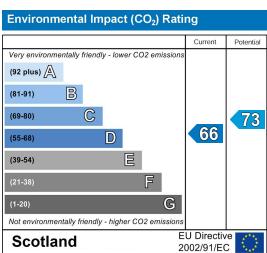
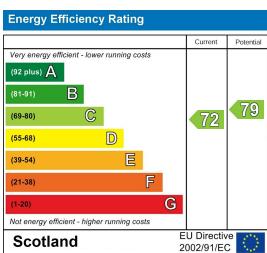
1ST FLOOR



DETACHED 4 BEDROOM HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate only. The vendor is not responsible for any error, omission or misdescription. These plans are for illustrative purposes only and should be used as an indication only. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.

Maple with Metropac C025



To view this property call **AMAZING RESULTS!™** on 01445 731533



Myfanwy Ann Rowe

Professional Estate Agent

01445 731533 (office)  
07741 483420 (mobile)

[myfanwy@AMAZINGRESULTS.com](mailto:myfanwy@AMAZINGRESULTS.com)



**rightmove** 

**Zoopla**

**s1 homes.com**

**PrimeLocation.com**

**www.AMAZINGRESULTS.com**

Viewing is strictly by appointment through AMAZING RESULTS!™ on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0800 999 1565. Interested in a NEW career? Visit [joinAMAZINGRESULTS.com](http://joinAMAZINGRESULTS.com)