



RAILWAY TERRACE STRATHCARRON | OFFERS OVER £250,000
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RAILWAY TERRACE

STRATHCARRON

£250,000

HOME WITH BUSINESS ATTACHED - Nestled in the tranquil hamlet of Strathcarron, this charming semi-detached property presents a remarkable opportunity for both homebuyers and investors alike. Built in 2007, this well-maintained residence spans an impressive 1,044 square feet and features three spacious bedrooms, making it an ideal choice for first-time buyers, families, or those seeking to generate income through Airbnb rentals.

The property boasts 2 reception rooms that offer a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Recent extensions to the rear and side enhance the living space, allowing for greater flexibility in how you choose to utilise the home. The uPVC double glazed windows (extension) and triple glazed (main house) ensure a bright and airy environment while providing energy efficiency, complemented by the reliable oil-fired central heating system. One of the standout features of this home is its location, offering commanding views across the fields and towards the majestic surrounding mountains. The peaceful surroundings provide a perfect retreat from the hustle and bustle of city life, while still being conveniently located within walking distance of the local rail station and the picturesque village of Lochcarron which is just 4 miles away.

This property not only serves as a comfortable home but also presents a profitable business opportunity with the potential to increase trade further.

DESCRIPTION

"Edindoune" would suit a variety of potential purchasers including first time buyers, families or retirees. The house offered for sale benefits from timber framed triple glazed windows (main house) and uPVC double windows (annexe), oil fired central heating with combi boiler, and a rear garden which is fully decked.

The house is entered via a uPVC double glazed door with glazed panel and leads into the hallway. Downstairs is a good sized lounge and kitchen which has been re-fitted and extended to include a large dining area and relaxation/family/play area with patio doors leading out to the decked patio. The kitchen benefits from ample floor and wall units and integrated appliances. The ground floor also benefits from a cloakroom with WC and sink and a storage cupboard in the lounge. Upstairs you will find 3 bedrooms (double, twin and single), a bathroom and a linen cupboard.

The Vendors have also added a one en-suite bedroom and kitchen extension to the side of their home which provides them with a successful income.

A free bus service is provided for children travelling to and from Plockton and Gairloch High Schools.

Services: Mains water and electricity; shared septic tank
Council Tax Band = D
EPC= C

PROVEN SUCCESSFUL INCOME

This profitable business opportunity is extremely sustainable due to the popularity of the locality as a tourist destination, it's proximity to the railway station, and the shortage of accommodation during the height of the season in the area. The business operates by utilising the booking.com portal website only for advertising. Currently, the Airbnb operates from March to end of October (except Easter holidays), trading below the VAT threshold voluntarily. However, the current model offers the opportunity to develop further by utilising other automated booking systems, such as Airbnb, as well as operating year-round, should that be desired. The turnover and profitability figures over the last few years (2021 to 2025) have remained stable and the vendor will be happy to provide the invoices to support the sale.

The business has a great online reputation as evidenced by the various reviews available on Booking.com

For those interested in exploring this unique offering, please do not hesitate to contact Myfanwy Rowe of AMAZING RESULTS!™ Estate Agents at 01445 731 533 or 07741 483420 to arrange a viewing or discuss further details.

LOCATION

"Edindoune" is very conveniently situated in the small rural hamlet of Strathcarron, within walking distance of Strathcarron rail station, which is on the Inverness to

Kyle of Lochalsh route. The picturesque village of Lochcarron is approximately 4 miles away, where you will find a family run garage with well stocked grocery store, another store / post office, hotel, bistro, cafes, golf course, surgery, village hall and churches. Lochcarron and surrounding area benefit from the regular services of a visiting fish van, free home delivery butcher services, mobile bank and mobile library. Carron Restaurant is within easy reach, and also the renowned Kishorn Seafood Bar is approximately 9 miles distant. There are several local tourist attractions nearby, including the sleepy fishing village of Shieldaig, the famous Bealach na Ba, and the magnificent Applecross peninsula; making this property a gateway to some of Scotland's most beautiful landscapes.

The Highland capital city of Inverness is approximately 62 miles by road and offers all city facilities which include links by road, rail and air to further destinations.

GARDEN

The property benefits from garden space to the front and rear which are mainly laid to a combination of composite decking and off-street parking.

SERVICES

The property benefits from mains services and a shared septic tank for drainage

HOME REPORT

A Home Report is available at www.onesurvey.org
In order to download the home report please click on "find a home report" and type in the postcode IV54 8YR. 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 property 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

The asking price for this home is offers over £250,000

MORTGAGE ADVICE

Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. Fee-free independent mortgage advice that could save you time and money. Call one of our expert advisers now. 0800 999 1565.

HOW MUCH IS YOUR HOME WORTH?

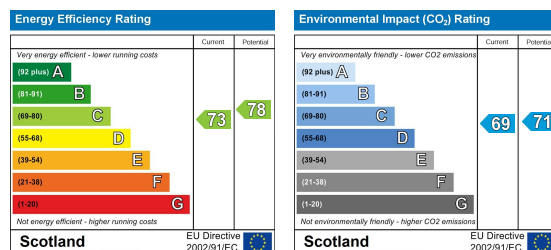
Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

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3 BEDROOM SEMI-DETACHED HOUSE

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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