

Galbraith



6 SECOND COAST

LAIDE



6 SECOND COAST, LAIDE

A contemporary detached dwelling with coastal and mountain views.

Gairloch 17 miles ■ Inverness 72 miles

- One/Two Reception Rooms. Two/Three Bedrooms.
- Highly energy efficient and beautifully presented.
- Easily managed garden grounds.
- Timber workshop and tool shed.
- Stunning views over Gruinard Bay and beyond.

About 0.19 hectares (0.47 acres) in all.

Offers Over £350,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Situated in the hamlet of Second Coast, close to the village of Laide on the west coast of Scotland, 6 Second Coast enjoys views over Gruinard Bay, Gruinard Island and the spectacular Sutherland hillscape beyond.

The west coast of Scotland is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The coast is famed for its sailing, while inland mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. 6 Second Coast is located within walking distance from the shore of Gruinard Bay and the white sandy beach at Mellon Udrigle is just a short drive away.

The village of Laide has a petrol station with general store and Post Office. The nearby villages of Aultbea and Gairloch have a wider range of amenities including primary and secondary schooling while Inverness has all the facilities of a major city including its airport with regular flights to the south and Europe.

DESCRIPTION

No 6 Second Coast, an R.HOUSE, a sustainable timber framed contemporary property was completed in 2018 and later enhanced with a rear porch extension. The property is beautifully presented with comfortable accommodation spread over two floors. It is highly energy efficient having an air source heat pump, high levels of insulation and a mechanical ventilation with heat recovery system. The house also benefits from solar gain due to the extensive windows that fill the house with natural light and extend the sense of space into the landscape. The elevated site takes advantage of the stunning panoramic and far reaching costal and mountain views.

ACCOMMODATION

Ground Floor – Rear Porch. Hallway. Bedroom. Shower Room with toilet. Open Plan Kitchen/Dining Room/Sitting Room with wood burning stove.

First Floor – Landing. Two Bedrooms. Bathroom.

GARDEN GROUNDS

The garden grounds extend to approximately 0.47 acres and are fully enclosed, bounded on three sides by deer fencing. There is gated access to a chipped driveway and parking area with EV charger lying adjacent to the remains of a stone building now providing shelter for raised vegetable beds. The garden reflects the natural landscape, with the addition of juvenile shrubs and trees and is traversed by a small channel run-off.

OUTBUILDINGS

Workshop with attached tool-shed

3.42m x 2.21m

2.25m x 1.78m

Timber built with decking to the front. Both have power and lighting, the workshop is insulated and has an electric panel heater.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|----------------------|-------------|------------|-----------------|--------|----------|
| Mains | Private | Air Source Heat Pump | Band E | Available* | Available* | Band C | 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>

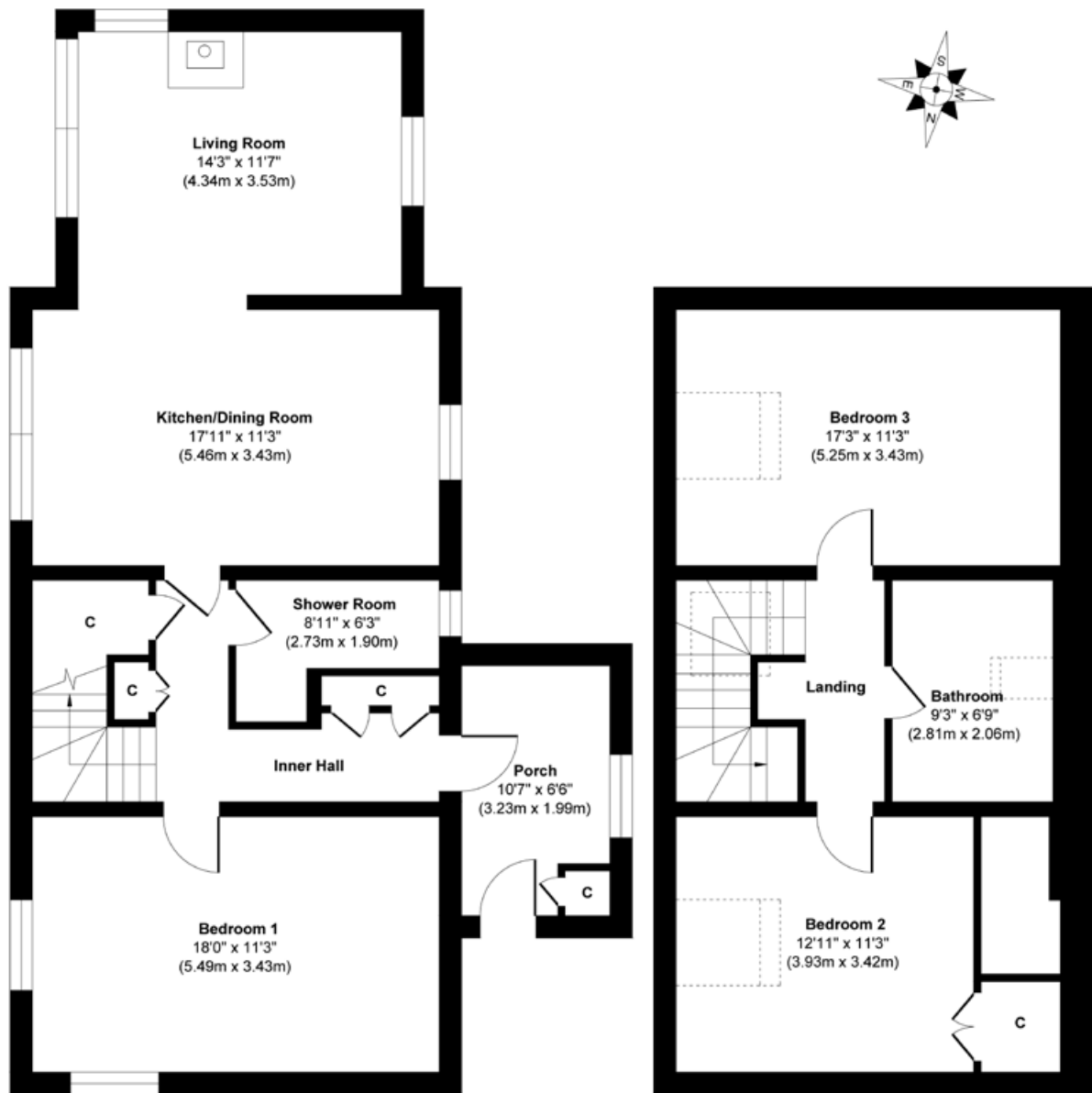








6 Second Coast, Laide, Achnasheen, IV22 2NF



Ground Floor

First Floor

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

Produced by Elements Property

DIRECTIONS

Exact grid location – What3Words – <https://what3words.com/beaten.shaver.nooks>

MOVEABLES

All carpets, fitted floor coverings, curtains, blinds, fridge freezer and washer/dryer 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

IV22 2NF

SOLICITORS

Macleod & MacCallum
28 Queensgate
Inverness
IV1 1DJ

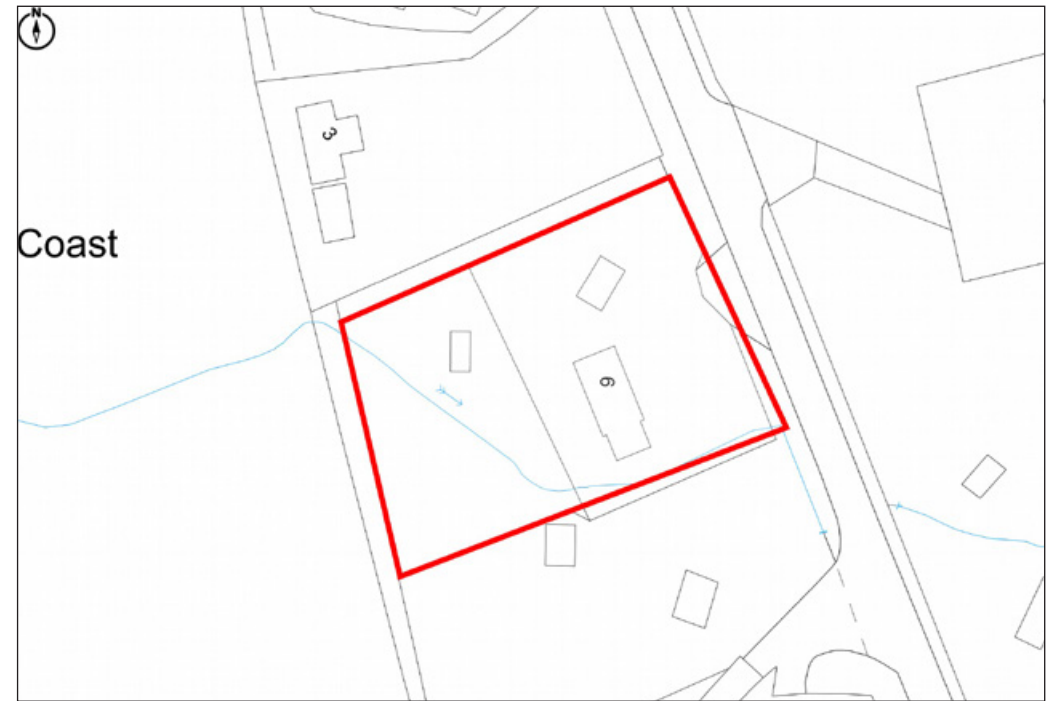
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 May 2024





Galbraith


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