



**SANDALE**

5 PIER ROAD, AULTBEA



## SANDALE, 5 PIER ROAD, AULTBEA

A semi-detached house in an exceptional coastal setting.

Gairloch 12 miles ■ Inverness 75 miles

- Two Reception Rooms. Four Bedrooms.
- Off-street parking and garage with floored loft.
- Well laid out accommodation in need of some modernisation.
- Delightful established gardens with greenhouses.
- On a spit of land extending into Loch Ewe.
- Stunning coastal views and direct access to the shoreline.

About 0.08 hectares (0.20 acres) in all.

Offers Over £245,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Sandale is an attractive semi-detached house in the coastal village of Aultbea in Wester Ross. The property is in a spectacular setting, on a spit of land which extends into Loch Ewe with direct access to the loch and stunning views across the water to an outline of mountain peaks. There is a stone jetty just a short walk from the house and, with permission from the local fishing association, boats can be launched from here.

The west coast of Scotland is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The coast is famous for its sailing, while inland mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. Aultbea is in the heart of this landscape with easy access to the very best it has to offer.

The village has a good range of amenities including a general store, hotel, doctor's surgery and garage. There is a primary school at Bualnaluib, one mile from Aultbea, and secondary schooling is in Gairloch for which there is a free bus service. Further shops and amenities are available in Gairloch, Ullapool and Dingwall, while Inverness has all the facilities of a major city, including its airport with regular flights to the south and Europe.

## DESCRIPTION

Sandale has been in the same family for many years and, although now in need of modernisation, has comfortable and well-maintained accommodation. The sun porch is a welcoming entry to the house and provides a year-round sitting area with lovely views across the loch. The sitting room and kitchen are adjacent to each other, while the remaining ground floor accommodation includes a bedroom with en suite WC and separate wet room, office and generous storage. The three, comfortable, en suite first floor bedrooms are reached by a split staircase separate with one bedroom to the rear and two bedrooms at the front of the house.

## ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sun Room. Sitting Room. Dining Kitchen. Bedroom 4 with en suite WC. Wet Room. Office. Utility Room. Back Hall.  
First Floor - Three Bedrooms, all with en suite Shower Rooms.

## GARDEN GROUNDS

The property is approached from the public road. There is a parking lay-by below the house and from here steps lead up to the garden and path to the front door.

The grounds extend to approximately 0.20 acres. The established gardens are laid to grass, fringed and interspersed by mixed beds of coastal tolerant perennials, trees and shrubs. There is a sheltered sitting area to one side.

## OUTBUILDINGS

Garage  
5.9 m x 5.4 m  
With concrete floor, work bench, up and over door, side door to parking area, power and light. External steps lead to a floored loft. The external steps are in a poor state of repair and viewers should take advice from the viewing agent as to whether they are safe to use.

There are two greenhouses and two sheds within the grounds, and a two-car parking area adjacent to the garage.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	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/mothering.resurgent.interacts>

### MOVEABLES

All fitted carpets, curtains and light fittings 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 2JQ

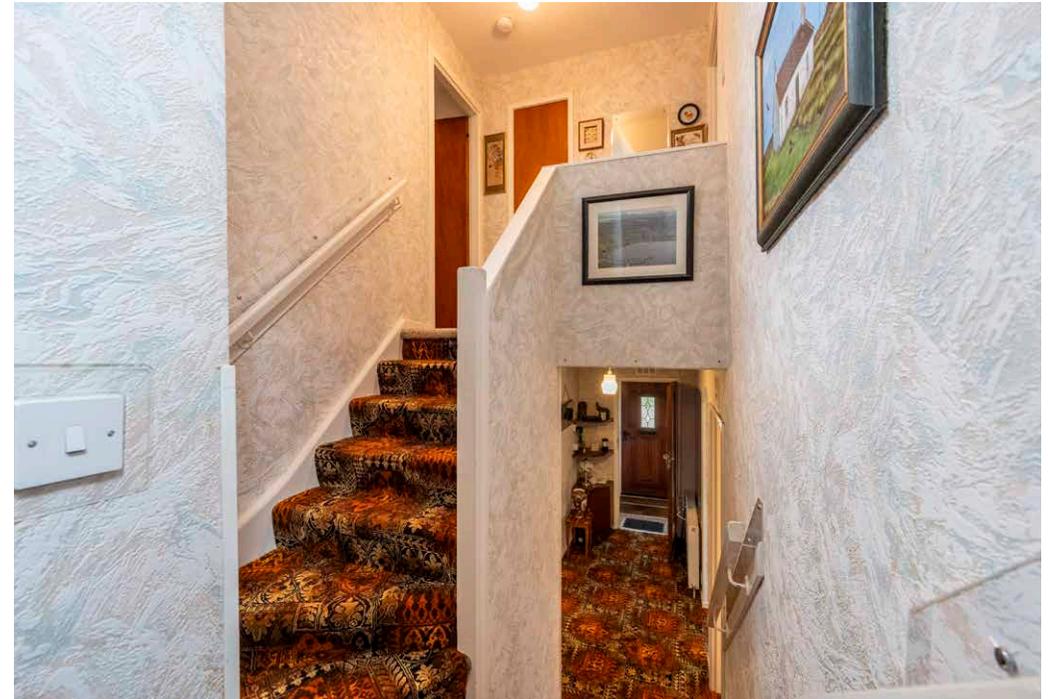
### SOLICITORS

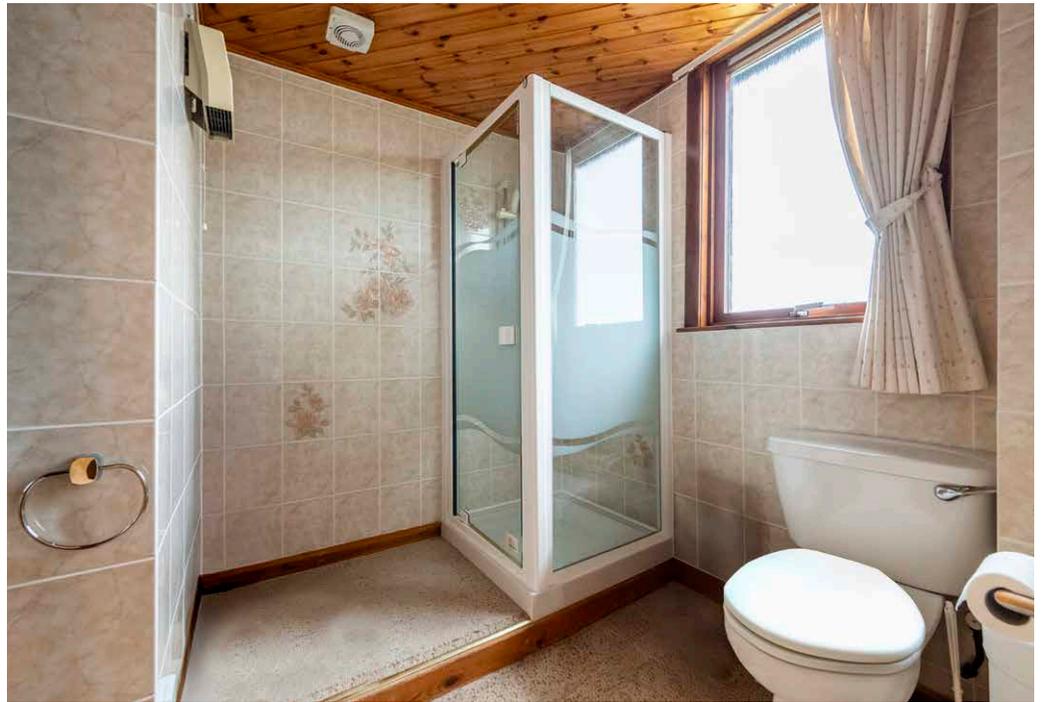
MacLeod and MacCallum  
28 Queensgate  
Inverness  
IV1 1YN

### 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.





# 5, SANDALE, AULTBEA IV22 2JQ



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1: 119 m<sup>2</sup>, FLOOR 2: 76 m<sup>2</sup>  
 TOTAL: 195 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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 November 2024.





**Galbraith**

  
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