



KITCHEN/DINER

5.64m x 3.17m

Open plan kitchen/diner with two windows to the back and patio doors to the side which provide an alternative entrance to the ground floor accommodation if the property is split. The room is spacious and light with ample space for dining. The kitchen area has base and wall units which are tiled behind. There is a free standing electric cooker, a fridge, freezer, and dishwasher all of which are included in the sale price but with no guarantees offered. There is carpeted flooring in the dining area and vinyl in the kitchen. Radiator. Door to:



UTILITY ROOM

3.17m x 2.05m

There is a door with a glazed panel leading to the garden at the back. There are base units, one of which houses the boiler and there is a sink with draining board. The washing machine and tumble dryer are also included in the price but with no guarantees offered. The floor is laid to vinyl. Radiator.



BEDROOM 1

3.04m x 2.69m

Single room with a window to the front offering lovely views to Lochbroom. There is a wash hand basin and a built in double wardrobe with louvre doors. Carpet to the floor. Covings. Radiator.



BEDROOM 2

4.10m x 2.94m

Double room with a window to the front with views to Lochbroom. There is a wash hand basin built into a vanity unit in an alcove to the right of a built in double wardrobe. The floor is laid to carpet. Covings. Radiator.



FAMILY BATHROOM

2.83m x 1.52m

There is a frosted window to the side. There is a pale pink bathroom suite consisting bath, wash hand basin and W.C. heating is provided by a heated towel rail. There is a tiled splashback around the sink and bath. Vinyl to the floor.



BEDROOM 3 (EN SUITE)

3.34m x 3.17m

Double room with a large window to the back overlooking the garden. There is a built in double wardrobe. The floor is laid to carpet. Coving. Radiator.



LOUNGE AND KITCHEN

4.20m x 4.44m (LOUNGE)

There are part coombed ceilings with four 'Velux' windows to the front and a large window to the side offering wonderful uninterrupted views over to Ben Mor Coigach and the loch. There is ample space for a dining table and chairs. The floor is laid to carpet. Heating is provided by a radiator and a wall mounted convector.



EN SUITE SHOWER ROOM

2.53m x 1.87m

There is a frosted window to the back. Walk in electric shower with glazed door. Pale grey suite consisting of a wash hand basin and W.C. The walls are tiled half way up and with wet wall around the shower. The floor is laid to vinyl.

SUNSET, FIRST FLOOR

DUAL ENTRANCE

Solid wood front door with glass panel and side screen leads into the small hall which has carpet to the floor continuing up the staircase to the top hall and landing.



FIRST FLOOR LANDING

1.86m x 1.32m

Large landing which could be used as a study area which has a 'Velux' window to the back. The ceiling is part coombed. Carpet to the floor. Radiator.



LOUNGE AND KITCHEN

2.09m x 1.47m (KITCHEN)

Open plan kitchen area with a 'Velux' window set in the coombed ceiling. There are base and wall units with tiles between. Built in electric oven and hob and fridge. The floor is laid to vinyl.



UTILITY ROOM

1.92m x 1.28m

Small utility with a window to the back. There is a worktop with sink beneath which there is a washing machine. There is also a tumble dryer, both are included in the price but no guarantees are offered. The floor is laid to vinyl.