





McEwan Fraser Legal

Solicitors & Estate Agents

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The Old Meeting House

OPINAN, WEST COAST NEAR GAIRLOCH, IV21 2AT



BADACHRO COASTLINE



OPINAN COAST - NEAR GARLOCH



REDPOINT BEACH

THE OLD MEETING HOUSE

The Old Meeting House has spectacular scenery all around, you will find an abundance of wildlife and activities for all the family. This is the perfect holiday destination set in the heart of Scotland's largest National Scenic Area. Opinan is part of the local community around Loch Gairloch which is famous for fishing and hillwalking. Gairloch has some of the best Munros in the country, Beinn Eighe, Beinn Alligin, Slioch, Liathach to name but a few.

Gairloch also has unforgettable Marine Sealife trips which are the best in Scotland where you can see whales, basking sharks, dolphins, seals and otters on a regular basis.There is fantastic fishing on the River Ewe and many of the other local lochs.

It has safe beaches including Red Point South Beach which was voted the 8th best beach in Britain and there is a lovely beach five mins walk from the house in Opinan.

Dining out is well catered for and has much to offer with several good quality hotels, restaurants and pub food, the Badachro Inn one of Scotland's best pubs is only two miles from Opinan.

The Meeting House was built in 1880 as a Free Church Of Scotland church for local people in the area, from the house you have unspoilt views to Raasay, Skye, Harris and Lewis. There are further amenities in Gairloch including, campsites, B&B's, Hotels, cafes, a medical centre and a golf course.

A beautiful part of Scotland with a colourful history and a welcoming community.

LOUNGE


LOUNGE







An opportunity to own a stunning property which has been renovated to an exact specification and finished to a very high standard. The Old Meeting House has many pleasing features with lots of character offering comfortable accommodation in a stunning West coast location.

The accommodation comprises of an entrance sun porch, hallway, a large bright open plan lounge/kitchen incorporating a cathedral style ceiling, tall feature windows to the front elevation with a lovely outlook, a stunning brick fire surround with wooden mantel and multi-fuel stove, the kitchen has ample base and wall units with a Belfast style sink, wooden worktops and complementary tiling. Two double bedrooms with built-in wardrobes, a family bathroom with a three-piece white suite and a separate shower unit. A rear hall with access to the drive completes the accommodation. The flooring is the original wooden planks, restored and varnished which adds further character given a warm feeling throughout. The property sits in a generous plot, the drive has plenty of parking space, there are large areas of lawn, a mixture of plants and shrubs and areas for outside seating.

A perfect property to call home with potential to extend or to run as a holiday home with a good return on your investment. Early viewings highly recommended.






PORCH SUN ROOM


KITCHEN

KITCHEN & PORCH SUN ROOM



ONE BATHROOM
TWO BEDROOMS

BEDROOMS & BATHROOMS


BEDROOM ONE

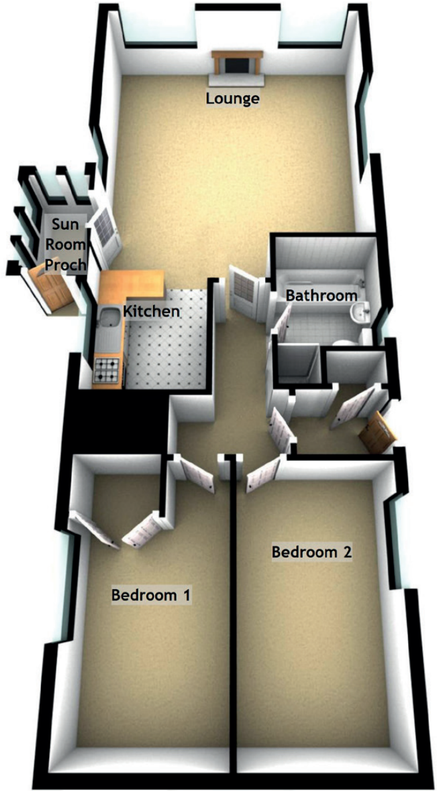





BATHROOM


BATHROOM


BEDROOM TWO



PROPERTY SPECIFCATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 5.20m (17'1")
Kitchen	4.20m (13'9") x 2.10m (6'11")
Bedroom 1	3.50m (11'6") x 2.50m (8'2")
Bedroom 2	4.40m (14'5") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²) - 80m²

EPC Rating - D

Extras
(Included in the sale)

All floor coverings, blinds and curtains where applicable. Large secure shed, all main contents are available by separate negotiation. The property has existing planning for an extension which would provide an extra bedroom or further living space if required.

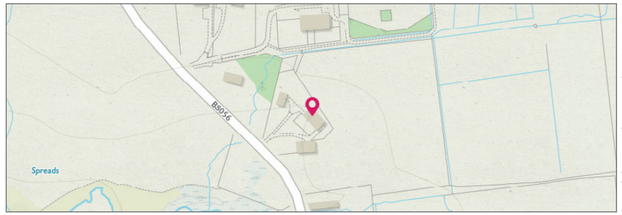


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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