

# 43A Sangomore

DURNESS, LAIRG, IV27 4PZ



*A two-bedroom detached property just outside Durness, with gated driveway parking and some stunning landscape & sea views to the front*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom detached property in Sangomore just outside Durness. The property has a gated driveway for parking and some simply stunning landscape and sea views to the front.

# THE LOUNGE



Inside, the property comprises:

- Separate kitchen
- Spacious lounge with fireplace
- Two double bedrooms with storage
- Three-piece bathroom



# THE KITCHEN





# THE BATHROOM





# BEDROOM 1





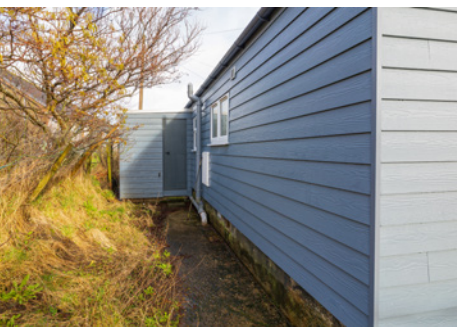
# BEDROOM 2





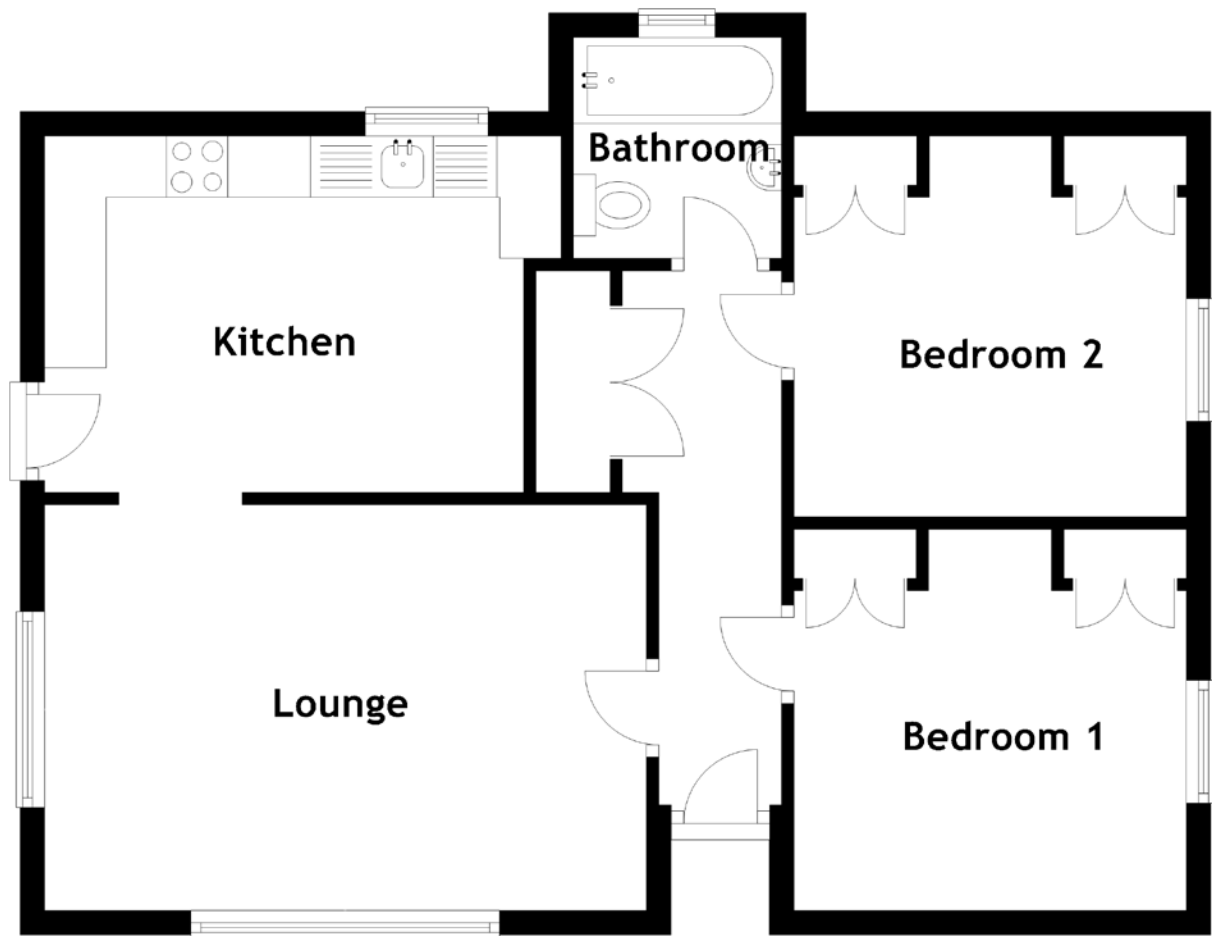
This is a fantastic holiday home or holiday let opportunity with the thriving local tourism business and stunning beaches nearby.

# EXTERNALS & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



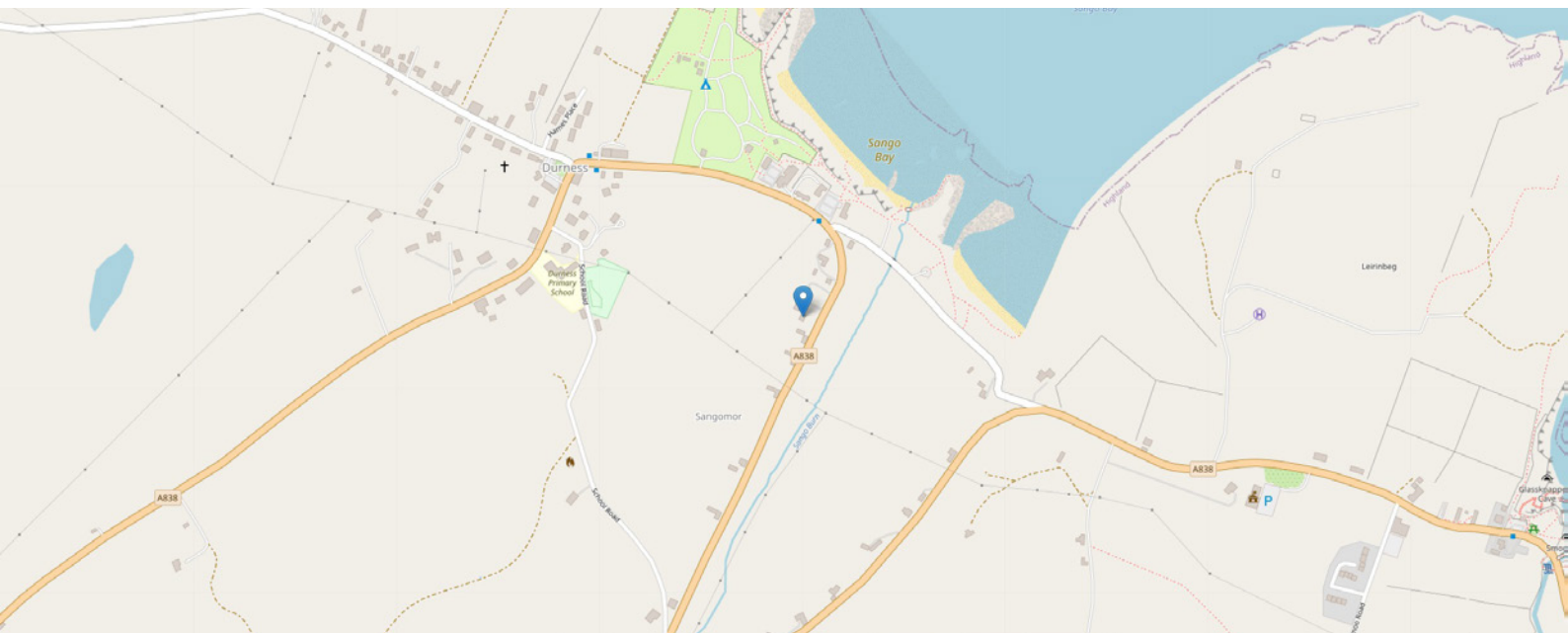
Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Kitchen	3.90m (12'9") x 2.90m (9'6")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")

Bedroom 2  
Bathroom

3.20m (10'6") x 2.90m (9'6")  
1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 51m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

This detached property is located in Sagamore just outside Durness, which is a popular village surrounded by the dramatic landscape of Sutherland. This most north-westerly village in the British mainland boasts spectacular scenery with a rocky coastline, pristine beaches with turquoise waters, a wide array of wildlife and vast open spaces which makes it a great escape from all the hustle and bustle!







Hillwalkers and mountain climbers find this place a real haven as it offers towering cliffs, rugged mountains and expansive moorlands which all provide fantastic but sometimes challenging walking trails.

Scattered around a string of sheltered sandy coves and grassy cliff tops, Durness straddles the turning point on the main road as it swings east from the inland peat bogs to the coast. Nearby are many beautiful beaches such as Balnakiel beach and a few miles east is the vast 200 ft-long Smoo Cave, Plunging through the roof of the cathedral-like cavern is an 80-ft waterfall which can be seen from the entrance, but the more adventurous can take a boat trip into the floodlit interior.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.