

# 25 Inver Park

LOCHINVER, LAIRG, HIGHLAND, IV27 4LN



*A brilliant two-bedroom semi-detached home in Inver Park, Lochinver, a brilliant family home that equally works as a lucrative holiday let due to its top location*



01463 211 116



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



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



Welcome to 25 Inver Park, a delightful two-bedroom semi-detached house (currently set up as a three-bedroom) situated in the serene corner of a cul-de-sac with no passing traffic, offering peace and privacy in the heart of Lochinver.

# THE LOUNGE



This inviting property features a spacious lounge complete with a cosy wood burner stove, perfect for relaxing evenings, the stove also powers the heating for the house.

# THE KITCHEN



The large kitchen boasts modern units and free-standing appliances, catering to all your culinary needs. A family bathroom with a full bath suite is conveniently located downstairs.



# THE BATHROOM



Upstairs, you'll find two double bedrooms. The current owners have ingeniously converted one of these into two smaller rooms to accommodate their family needs. However, this wall can be easily removed to restore the original spacious layout by a new owner.



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



The exterior of the house is equally appealing. A gated front garden provides a safe and welcoming entrance, while the rear garden is a sun trap, surrounded by scenery and occasionally visited by local wildlife such as deer.

25 Inver Park is not just an ideal family home; it also offers excellent investment potential as a holiday let. Its prime location near the NC500 and other breathtaking scenic spots has proven lucrative for nearby holiday rentals.

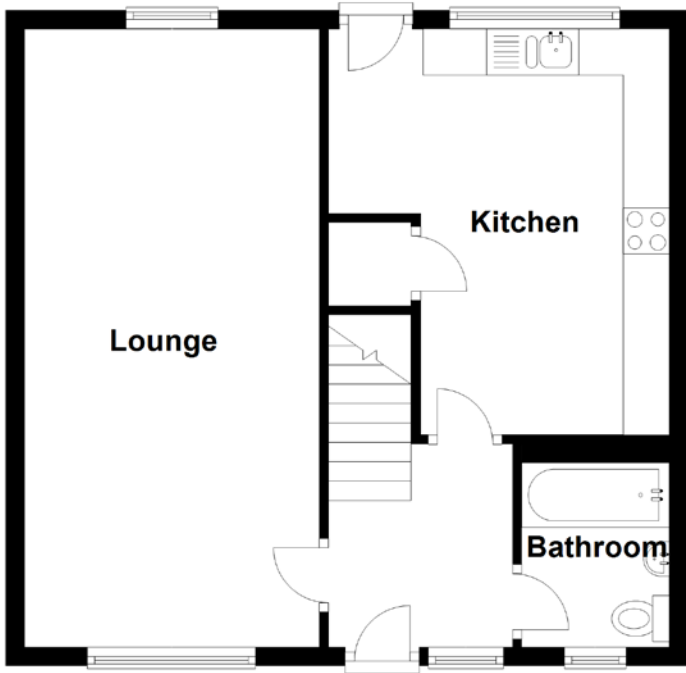
Whether you're looking for a cosy family residence or a profitable investment opportunity, this charming property ticks all the boxes. Don't miss the chance to make this versatile house your own.

## EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

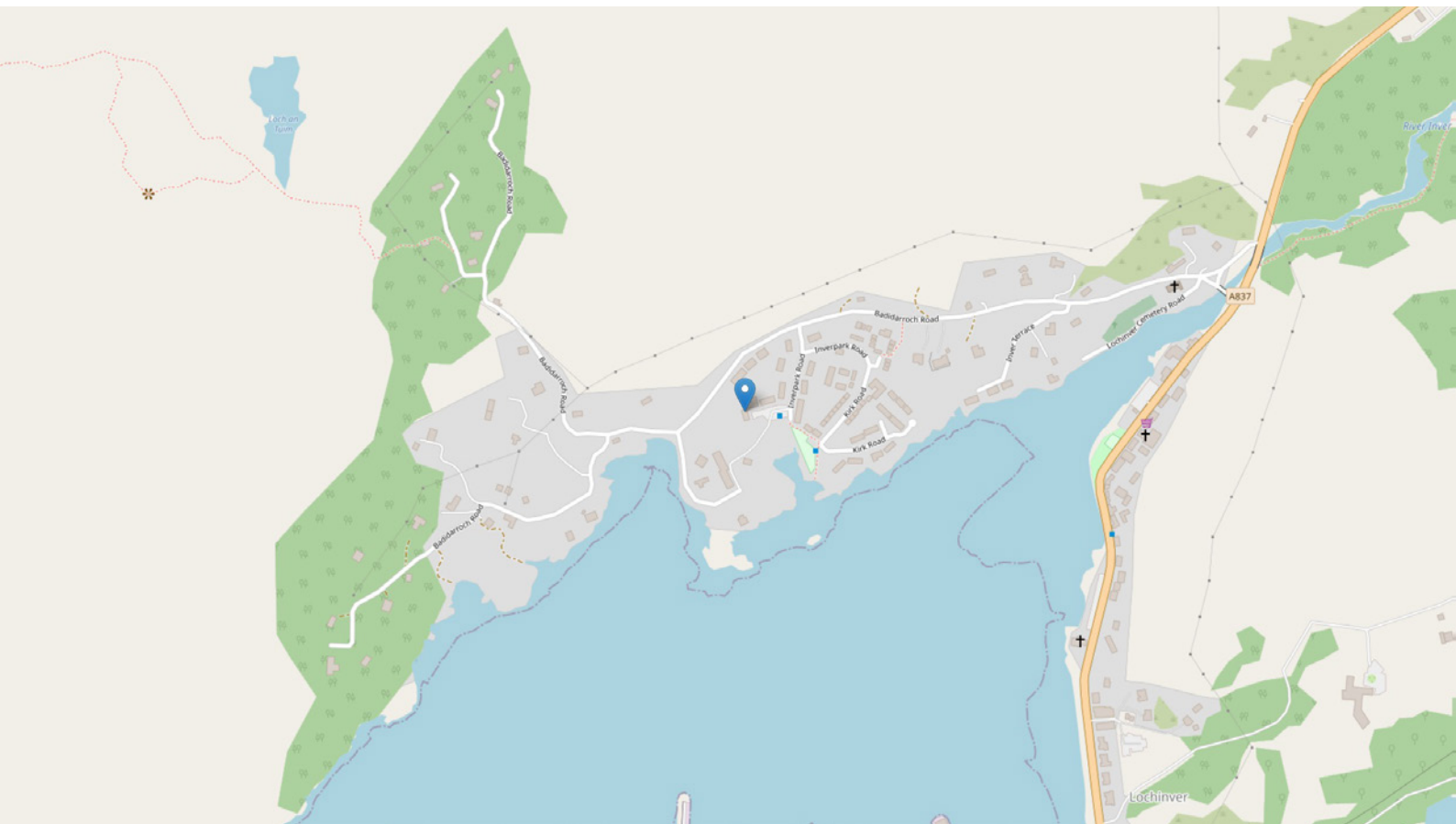


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.70m (22') x 3.20m (10'6")
Kitchen	4.40m (14'5") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 1.60m (5'3")

Bedroom 1	5.80m (19') x 3.20m (10'6")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

25 Inver Park is located in Lairg close to Loch Shin and The Kyle of Sutherland. The landscape of the area is accepted as being amongst the finest in Britain. Ben Hope also looks out over Loch Shin and Ben More Assynt Munro. Lairg is the hub of central Sutherland with annual sheep sales, crofting exhibitions and regular marts. The local station has good rail connections to the south and an improved road network. Local services include Lairg Primary School, health centre, shops and petrol station. Secondary education is available in both Golspie and Dornoch with free council transport provided.





Inverness is within daily commuting distance and provides all the attractions and facilities one would expect to find in a thriving city environment and it is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The ruggedness of the northwest Highlands, often referred to as the last great wilderness in Europe is also accessible with this area boasting some of the most beautiful coastal areas and mountains in Scotland.

The property is well located for both the world-famous North Coast 500 (NC500) tourist driving route and the iconic Land's End to John o'Groats (LEJOG) walking and cycling route which has benefited businesses throughout the area.



  
**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)

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