

# 7 Handa Terrace

SCOURIE, SCOURIE, LAIRG, IV27 4TF



*A spacious four-bedroom semi-detached property on the North Coast 500*



01463 211 116



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



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



7 Handa terrace is a spacious four-bedroom semi-detached property that offers a well-proportioned layout in a fantastic location. The set up internally lends itself to what it was in a former life and that was a thriving B&B given its setting right on the North Coast 500 and the high level of passing tourism trade.

The property does require a large amount of work to be undertaken and needs full renovation and improvement across the board, there has been some previous water damage and as well as all decorative improvements the house will require a new heating system, but it is an excellent sized blank canvas to work with and create a wonderful highland home or investment.

## THE LOUNGE



Inside the property comprises:

- Spacious lounge
- Kitchen/diner area
- Small utility area
- Three good size double bedrooms on the ground floor, two with toilet and sink facilities.
- Top floor master bedroom with shower cubicle and WC on the landing
- Family bathroom on the ground floor

# THE KITCHEN/DINER



# THE MASTER BEDROOM



# BEDROOM 2 & 3



# BEDROOM 4



# THE BATHROOM



# EXTERNALS & VIEW



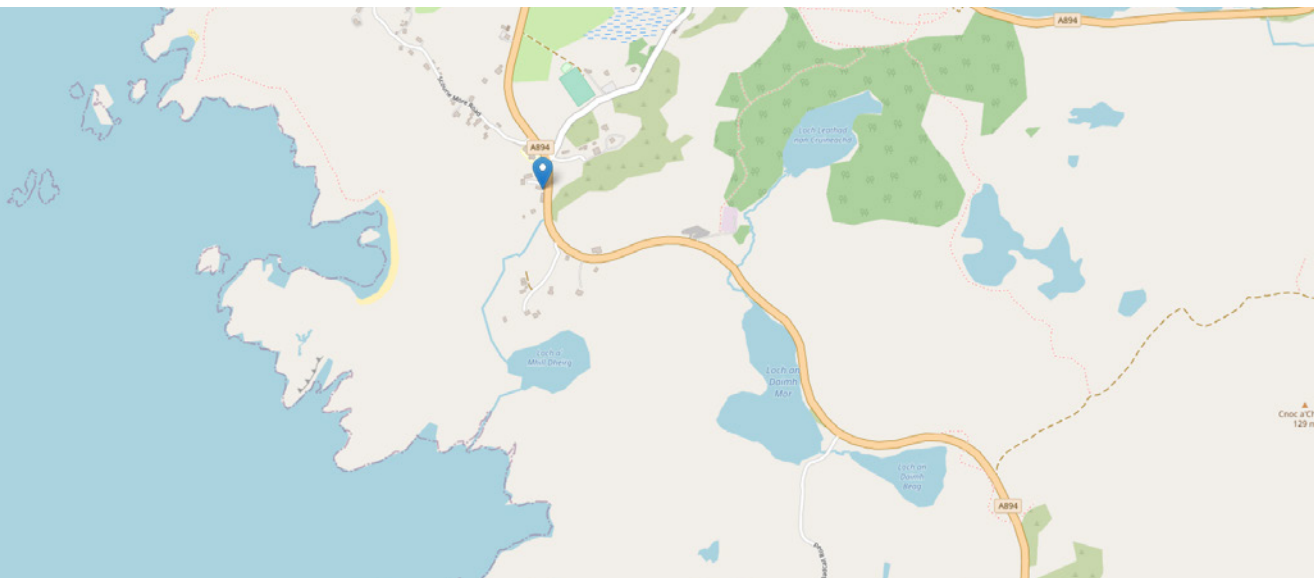


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.50m (11'6")	First Floor	
Kitchen/Diner	5.40m (17'9") x 3.00m (9'10")	Master Bedroom	3.50m (11'6") x 3.40m (11'2")
Utility	3.00m (9'10") x 1.40m (4'7")	WC	2.00m (6'7") x 1.50m (4'11")
Bedroom 2	2.80m (9'2") x 2.50m (8'2")		
Bedroom 3	3.50m (11'6") x 2.90m (9'6")	Attic Space	3.50m (11'6") x 3.50m (11'6")
WC	1.40m (4'7") x 0.70m (2'4")		
Bedroom 4	3.60m (11'10") x 3.00m (9'10")	Gross internal floor area (m2):	110m <sup>2</sup>
WC	1.40m (4'7") x 0.90m (2'11")		
Bathroom	3.00m (9'10") x 2.80m (9'2")	EPC Rating:	F



# THE LOCATION

The crofting village of Scourie, once a Clan Mackay stronghold, lies at the centre of the parish of Eddrachilles in North West Sutherland, and provides an ideal base from which to explore the surrounding countryside.





An area famous for its remote rugged beauty, unspoilt by modern development, but with good road connections to Inverness and the East Coast, Scourie offers a wide range of services for visitors to the area.

The peaceful, sheltered beach at Scourie is the perfect place to spot many seabirds. You can enjoy the wildlife and bird watching hides or venture out to the cliff point with spectacular views of Handa Island.

The village also claims to be the only one in the world where depending on the season of the year, you can see Palm Trees, Red and Black-throated Divers and Highland Cattle, from the foreshore of the bay.

Situated in the heart of the North West Highlands Geopark, and with a landscape formed by glacial erosion. The area presents a unique mixture of mountains, glens and moorland, dotted with countless lochs and lochans, famous for the immense diversity of brown trout fishing they provide for many visitors.

Escaping to the spectacular tranquillity of the North West Highlands, dominated by the peaks of Foinaven, Arkle, Ben Stack, Quinag, Suilven, Canisp & Ben More Assynt, is the perfect respite from the stresses of modern living.



  
**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)



Text and description  
**CRAIG PETERS**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer

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