

The Rowans

KISHORN, STRATHCARRON, HIGHLAND, IV54 8XA



Detached four-double-bedroom bungalow with attached garage plus full length car port and set within 1/3 of an acre of established garden grounds in the west Highland village of Kishorn



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



The Rowans is a detached four-double-bedroom bungalow set within 1/3 of an acre of established garden grounds in the coastal Highland village of Kishorn. The property offers well-laid-out accommodation with generous outdoor space, an attached garage plus full length car port and a mix of practical features suited to family living and rural life.

THE LOUNGE



The accommodation begins with an entrance vestibule leading into the main hall. The lounge provides a comfortable main living area, while the separate dining room gives additional space for family meals and entertaining.

THE DINING ROOM



THE KITCHEN



The kitchen is positioned to the rear of the property with a pantry and direct access to the utility room and WC. The layout works well for day-to-day living, particularly for those coming in from the garden or garage.



THE UTILITY & WC



THE HALLWAY



There are four double bedrooms in total, with two benefiting from en suite facilities. A family bathroom serves the remaining accommodation. The bungalow layout allows all rooms to be easily accessed on one level.

THE BATHROOM



BEDROOM 1



four bedrooms in total, with two benefiting from en suite facilities



BEDROOM 2



BEDROOM 3



BEDROOM 4



Outside, the property sits within established garden grounds with a gravelled driveway and attached garage, with a full-length carport with access at either end, providing parking and storage. The gardens include a patio area, grass lawn, pond, mature trees and shrubs, as well as a garden shed, offering useful growing and storage space. The grounds also attract an abundance of wildlife, adding to the peaceful, natural setting.

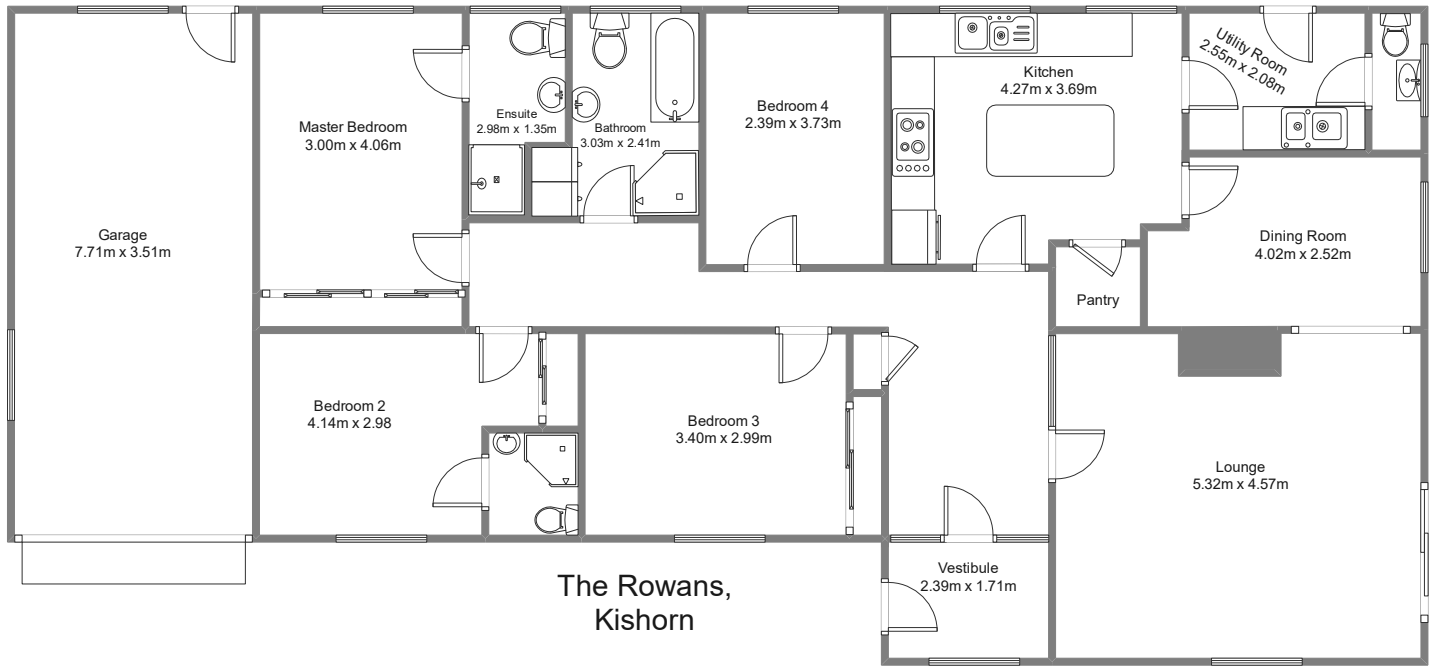
Kishorn sits on the west coast of the Highlands, surrounded by open countryside and coastal scenery, within easy walking distance to Loch Kishorn, and access to nearby villages, walking routes and mountain landscapes throughout the area.

EXTERNALS





FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 147m² | EPC Rating: D



THE LOCATION

Kishorn is a west Highland community on the shores of Loch Kishorn, surrounded by mountain scenery and within reach of some of the best known landscapes in the North West Highlands. Everyday amenities are available in nearby Lochcarron, including a village shop with a Post Office, café, hotel, fuel station, primary school and community services. Additional shopping, supermarkets and secondary schooling are available in Kyle of Lochalsh and Plockton.





The area is well known for walking, climbing, cycling, fishing and coastal activities, with the Applecross peninsula and Bealach na Bà route nearby.

Rail connections are available from Strathcarron Station on the Kyle of Lochalsh to Inverness line, while road links connect the area to Inverness and the wider Highlands.

The location offers rural Highland living with access to local services, schooling and transport links, while enjoying a well-connected position within the west Highlands. The Isle of Skye is also within driving distance, adding to the appeal of the area for visitors and outdoor enthusiasts.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
MARIE WOOD
 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.