

16 Moffat Square

SCOURIE, LAIRG, IV27 4TW



Two-bedroom semi-detached bungalow offering practical accommodation and scope to make it your own



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16 Moffat Square is a two-bedroom semi-detached bungalow situated within a cul-de-sac in Scourie. With a sunroom to the rear, gardens to the front and back, and a boarded loft providing additional storage, the property offers well-laid-out accommodation suited to a range of buyers.

THE LOUNGE



The lounge sits to the front of the home and provides the main reception space.

THE KITCHEN



The kitchen is located to the rear and connects directly to the sunroom, giving an additional area that extends the usable living space. Within the kitchen, there is a freestanding fridge freezer, dishwasher and washing machine included in the sale.



THE SUNROOM





There are two bedrooms accessed from the main hallway, both benefiting from fitted wardrobes and the master featuring an en-suite shower room. A further shower room serves the property. The loft space is boarded and fitted with lighting, providing useful additional storage above the main accommodation. Heating is provided via electric storage heaters.

THE SHOWER ROOM



BEDROOM 1



the master featuring an en-suite shower room



BEDROOM 2



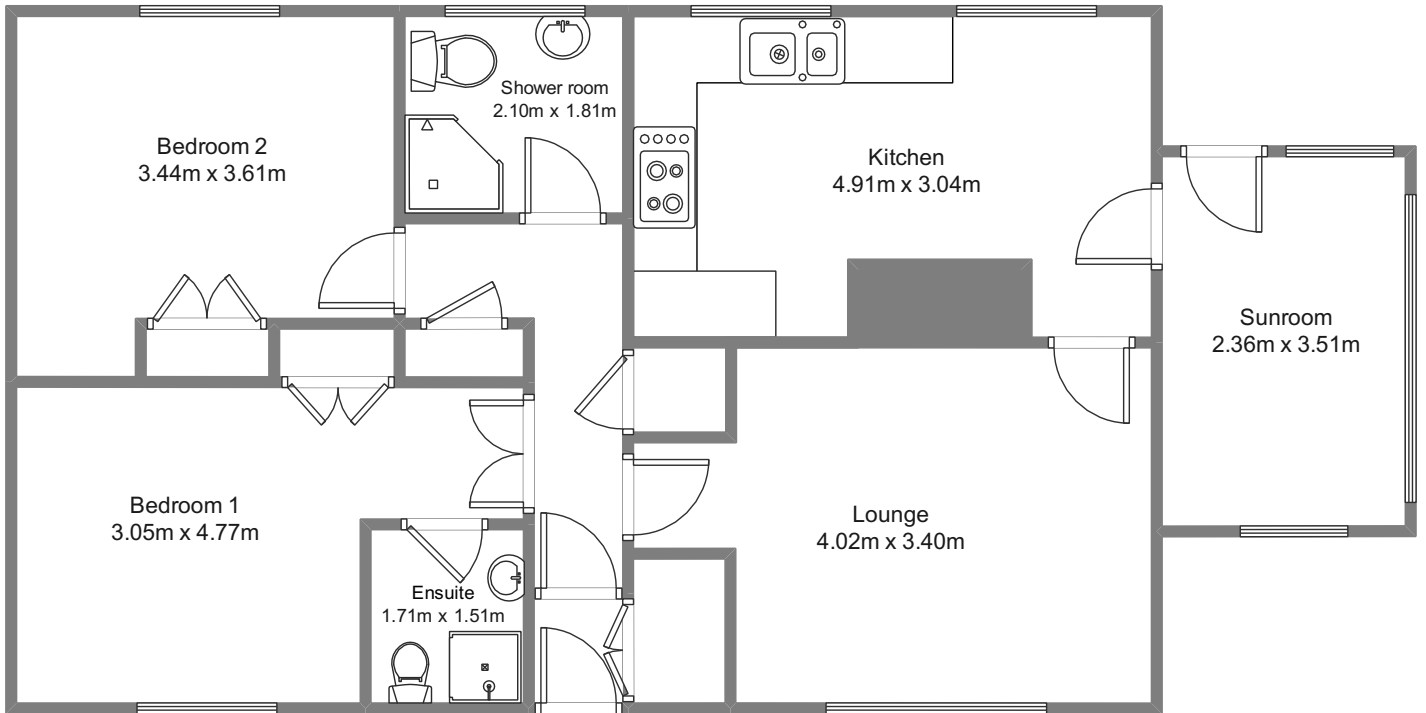
Externally, the front garden is laid to lawn, while the rear garden is also grassed and includes a wooden shed for storage. On-street parking is available.

The property is likely to appeal to buyers seeking a manageable home within an established residential setting, offering practical accommodation both inside and out.

EXTERNALS

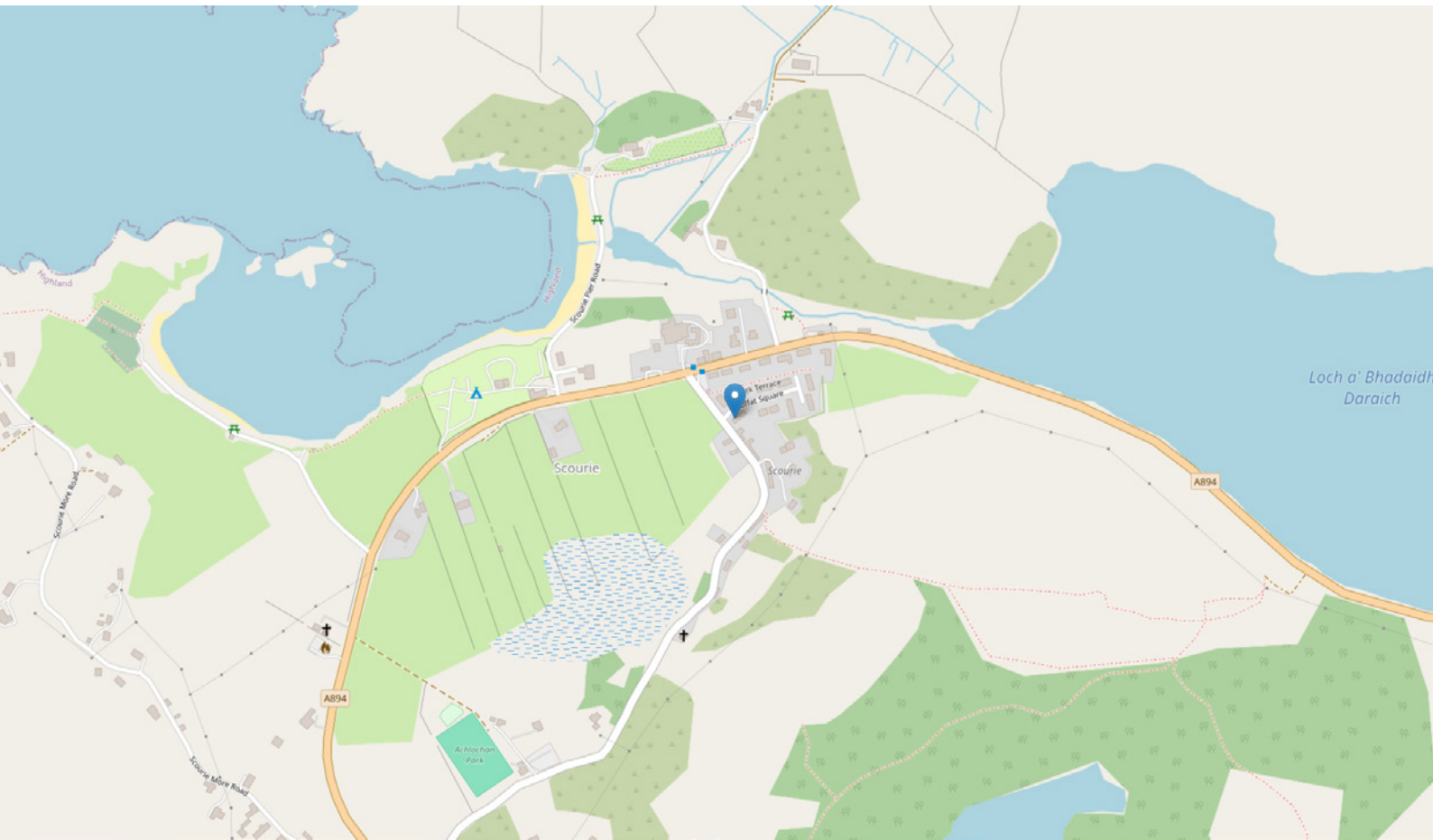


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: E



THE LOCATION

Scourie offers a balance of rural living and everyday convenience that is increasingly difficult to find. The village provides a range of local services including a primary school, village shop, hotel, community facilities and healthcare provision, allowing many day-to-day needs to be met close to home.





Families are well served by local education, with Scourie Primary School located within the village and secondary schooling available at Kinlochbervie High School. School transport is provided for pupils travelling from the surrounding area.

The village is connected by the North Coast 500 route, providing access to neighbouring communities and some of the Highlands' most spectacular coastal scenery. Regular bus services link Scourie with other settlements across the north west Highlands, while Inverness, the principal city of the region, offers rail connections, an international airport and a wider range of shopping, leisure and professional services.

The area is particularly valued for its access to the outdoors. Sandy beaches, coastal walks, sea kayaking, fishing and hillwalking can all be enjoyed nearby, while the dramatic landscapes of Assynt and the wider North West Highlands are within easy reach. The combination of open space, strong community spirit and access to nature continues to attract those seeking a different pace of life, whether as a permanent home, a place to work remotely or a base from which to explore one of Scotland's most remarkable regions.



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