



STRATHNAVER

SUTHERLAND, HIGHLAND, KW11 6UA

Strathnaver is the wide, fertile valley of the River Naver as it flows north from Loch Naver to the sea at Torrisdale Bay approximately ten miles from the village of Bettyhill where both primary and secondary schooling is available.

The area is world-famous for its salmon fishing with fabulous hill-walking to be had in nearby Assynt in the North-West Highlands which is often referred to as the last great wilderness in Europe and boasts some of the most beautiful beaches and mountains in Scotland.

The town of Thurso, 40 miles distant, provides a wide range of commercial, educational and retail facilities whilst 60 miles away, Wick Airport provides daily scheduled flights to Aberdeen and Edinburgh with onward connections worldwide.

The drive to Inverness takes just over two hours. Inverness, the capital of The Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.





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KINBRACE, SUTHERLAND, HIGHLAND, KW11 6UA

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this tastefully modernised and extensively renovated three-bedroom detached cottage originally built around 1900 and located in the idyllic Highland valley of Strathnaver.

The accommodation of this very attractive home is laid out over two levels with the lower floor consisting of a lounge with feature open fireplace set on Caithness slate, modern fitted dining kitchen with integrated ceramic hob, oven, fridge, freezer, microwave and dishwasher, utility room with integrated washing machine and family bathroom with a shower over the bath. The upstairs comprises of three spacious bedrooms with one currently used as a study.

The property benefits from LPG central heating (new boiler installed in 2017) and modern double glazing.

The property sits in a private location surrounded by a large garden mainly laid to grass and adjacent to croft land. A wide driveway provides parking for a number of vehicles and has space for a garage.

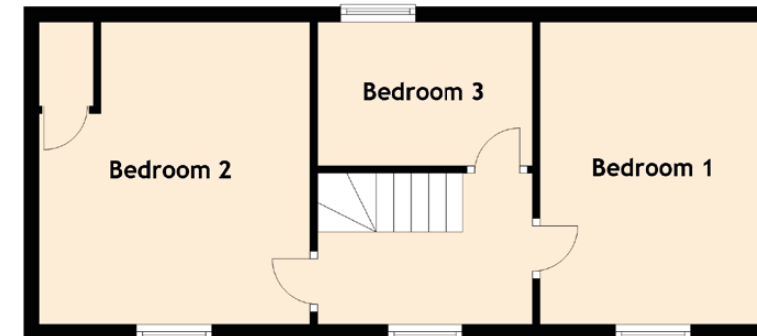
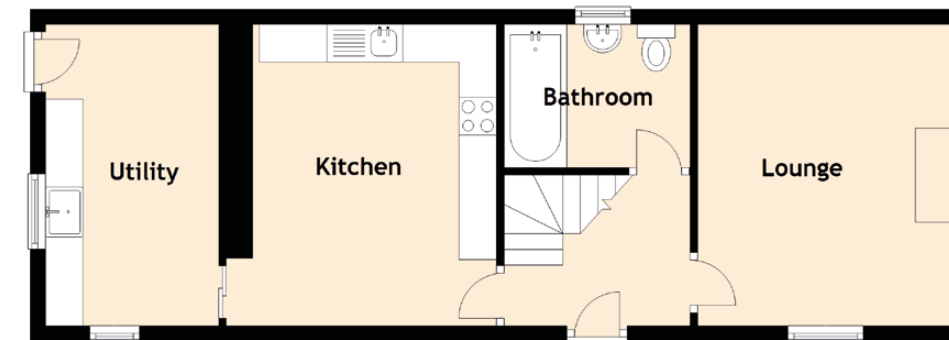
This lovely cottage would make an ideal family or holiday home in an area of outstanding natural beauty.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.40m (11'2")
Kitchen	4.00m (13'1") x 3.25m (10'8")
Utility	4.00m (13'1") x 2.30m (7'7")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bedroom 3	3.00m (9'10") x 2.00m (6'7")
Bathroom	2.47m (8'1") x 1.90m (6'3")

Gross internal floor area (m²): 86m² | EPC Rating: D

Extras (Included in the sale): Integrated ceramic hob, oven, fridge, freezer, microwave, dishwasher and integrated washing machine in utility room.

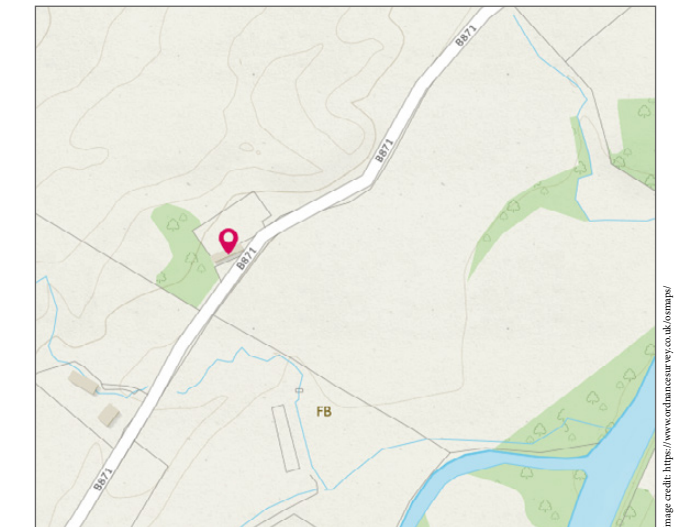


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