

Little Lodge

29 NORTH ERRADALE, GAIRLOCH, HIGHLAND, IV21 2DS



*A SPACIOUS 3-BED, 3 BATHROOM RETREAT IN
NORTH ERRADALE WITH PANORAMIC VIEWS*



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“...A BRIGHT
CONSERVATORY,
CURRENTLY
SET UP AS A
DINING SPACE,
OPENS ONTO
THE GARDEN
AND FRAMES
THE STUNNING
PANORAMIC
VIEWS...”





Discover the charm of Little Lodge, a spacious 3-bedroom detached home nestled in the heart of North Erradale, offering some of the most breathtaking views in the Highlands, across to Skye and The Torridon mountains on a clear day. While the property requires some updating, its expansive layout and idyllic location make it an ideal place for crafting your dream Highland home or tranquil retreat.

On the ground floor, the property features a generous lounge with an exposed stone feature wall, perfect for cosy evenings. A bright conservatory, currently set up as a dining space, opens onto the garden and frames the stunning panoramic views.

The kitchen provides ample space for a dining table, making it ideal for family gatherings, and is complemented by a practical utility room nearby. The ground floor also includes a bathroom with a bath suite, a ground-floor bedroom adds convenience for anyone needing downstairs sleeping accommodation.







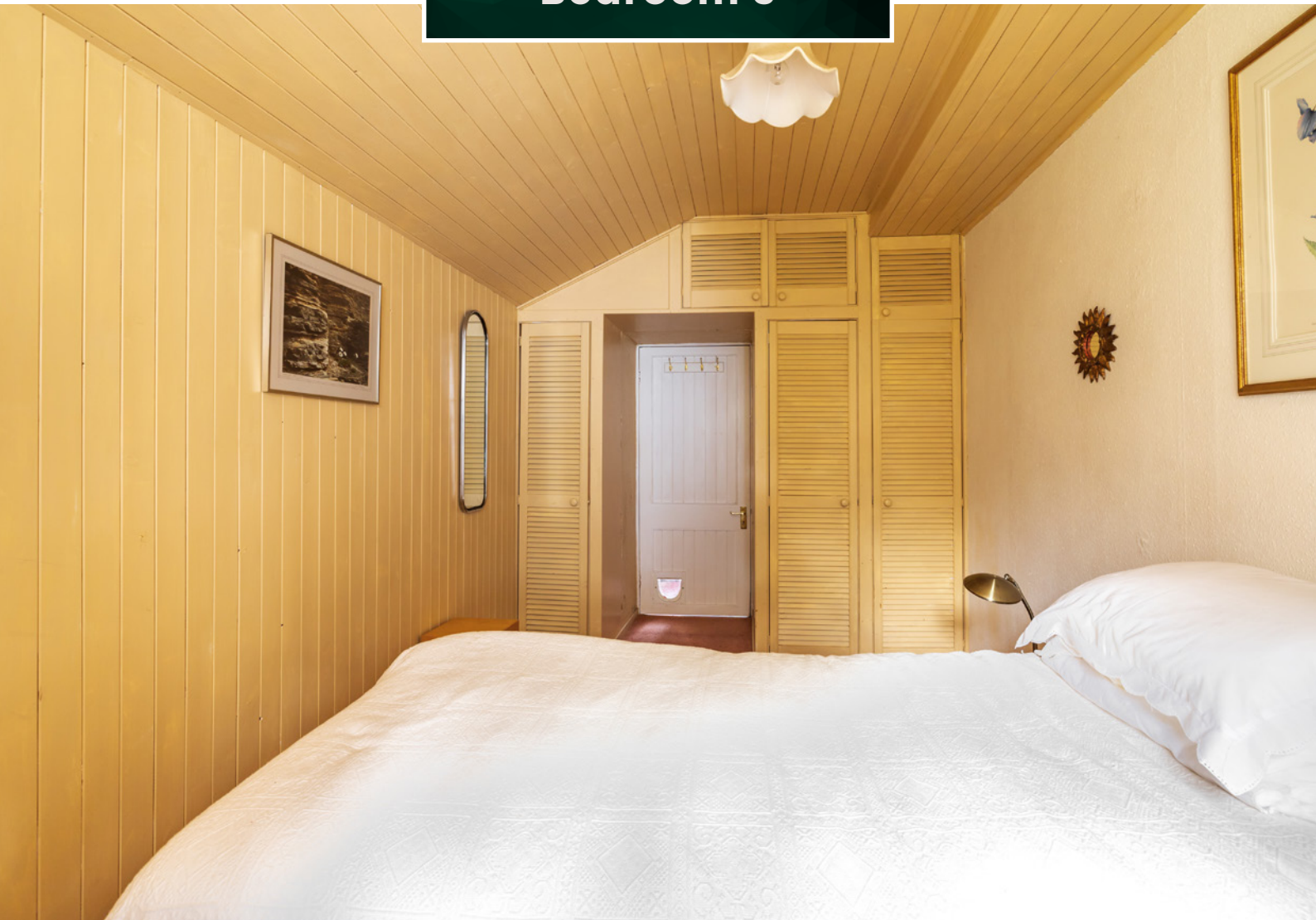
A welcoming reading room with dual-aspect windows and a warm wooden floor, which could also serve as an additional bedroom adds even more flexibility to the layout.







Bedroom 3







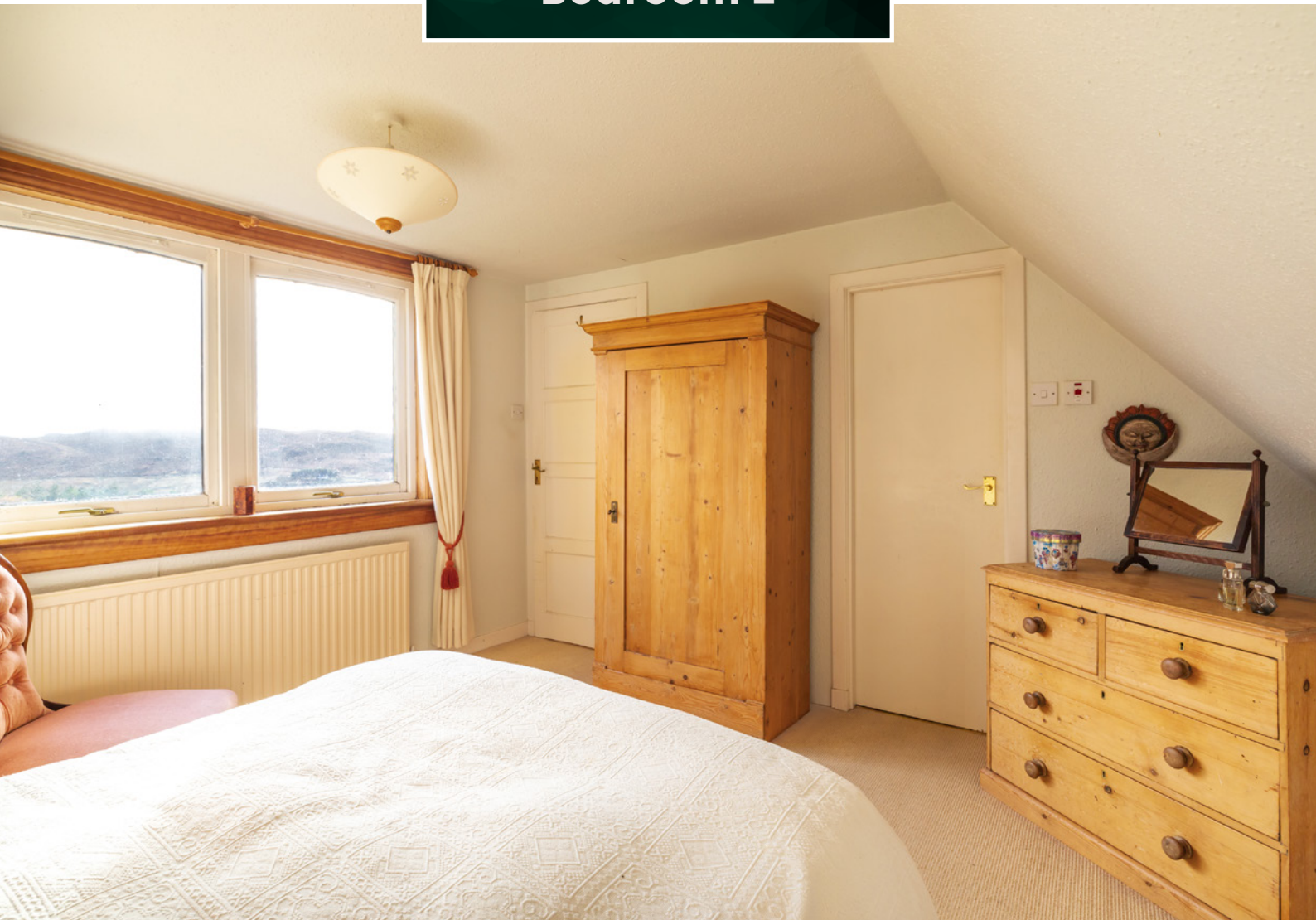
Upstairs, two double bedrooms each come with the added benefit of en suite shower rooms, providing comfort and privacy. A versatile loft space, while unofficial, offers valuable additional room for day-to-day use.







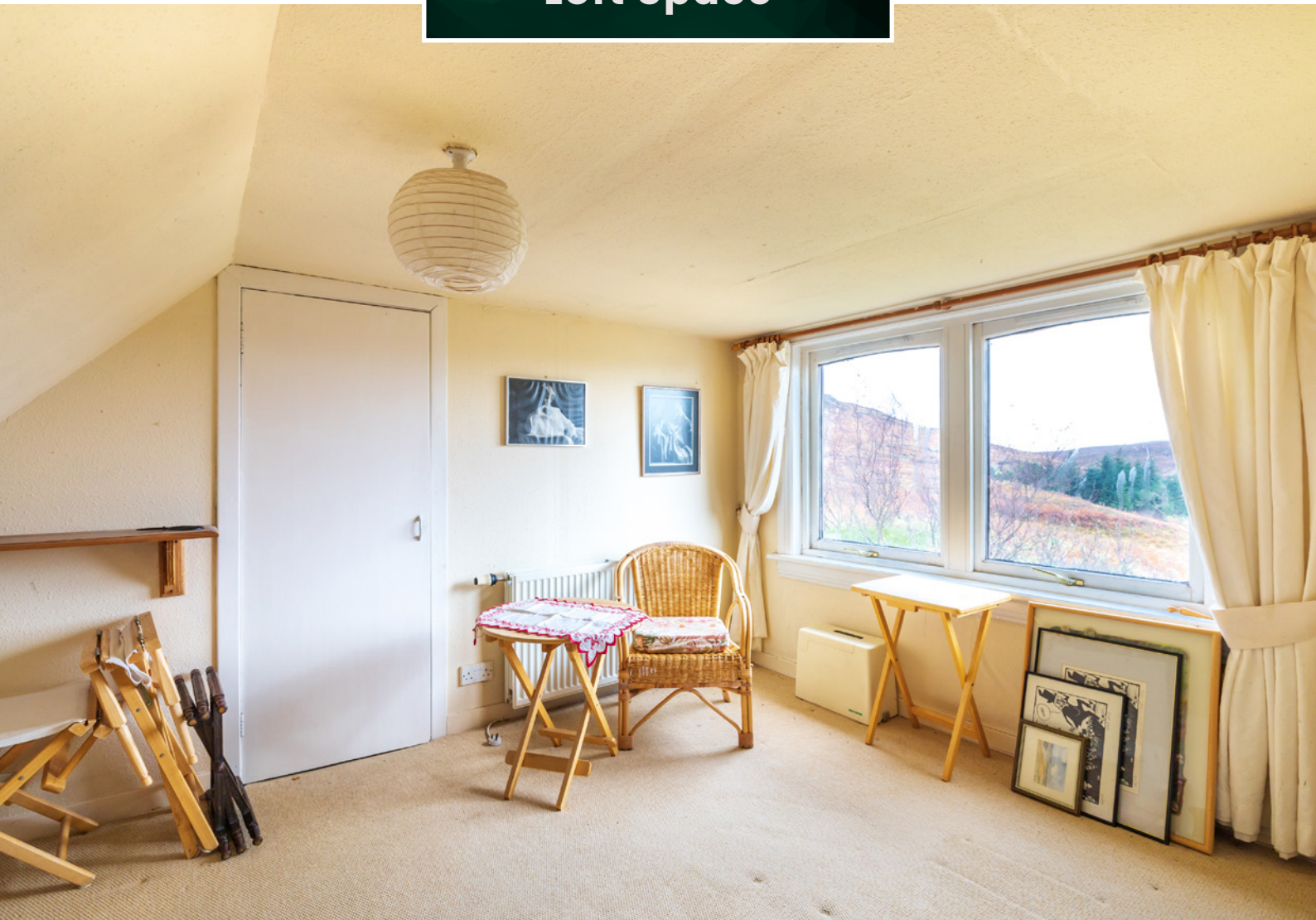
Bedroom 2

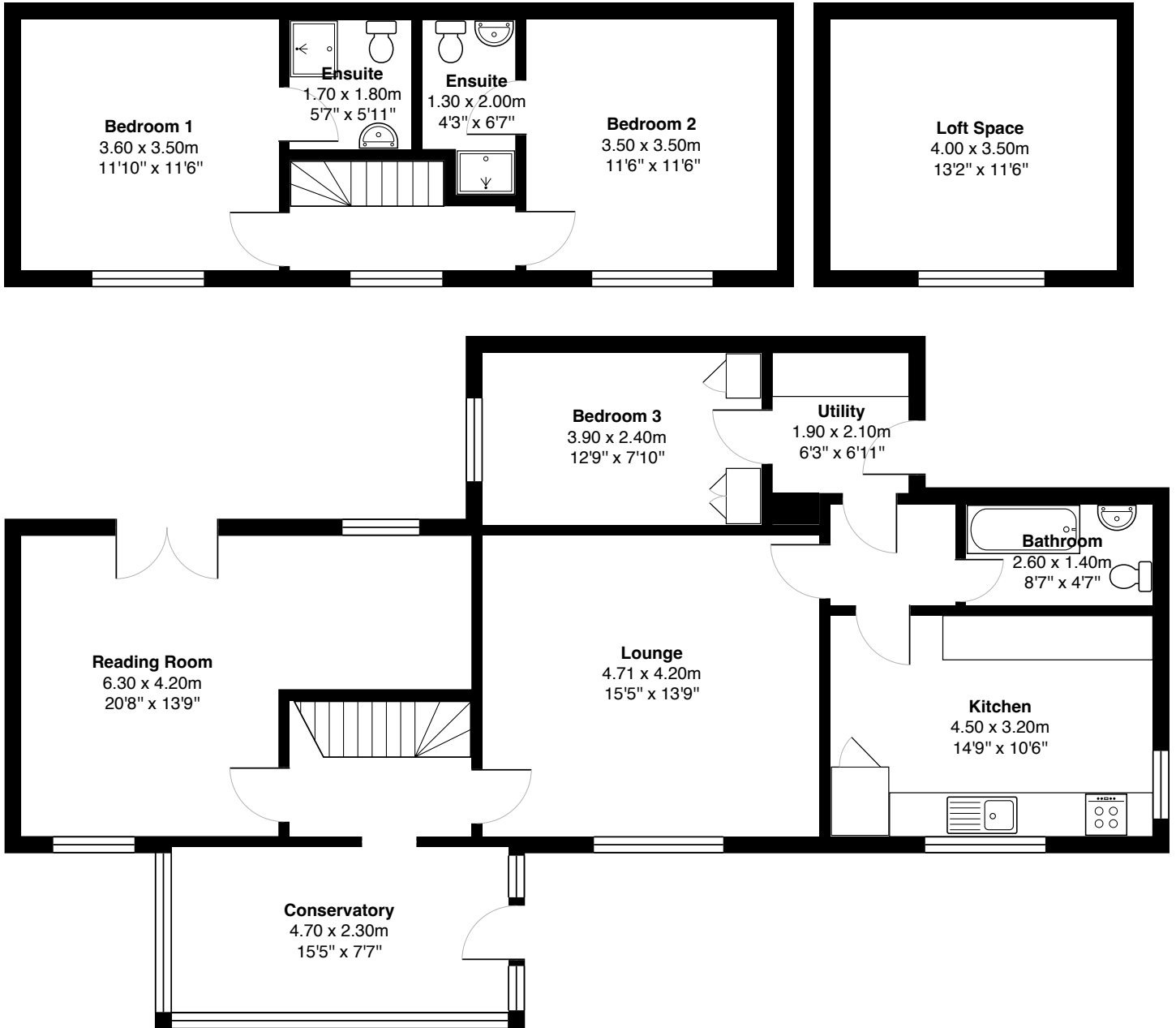






Loft Space





Gross internal floor area (m²): 139m²

EPC Rating: F

Outside, a small enclosed garden, a larger lawn area with spectacular views, and a traditional walled garden create a delightful outdoor experience. The property also includes a wooden garage/outbuilding, a log store, and ample parking, offering everything needed for serene Highland living. Little Lodge is an exceptional opportunity to embrace the natural beauty and peaceful lifestyle of the Highlands.







The area surrounding Little Lodge is a true gem on Scotland's west coast, known for its untouched landscapes, rich cultural heritage, and a wealth of outdoor activities. North Erradale is a peaceful crofting township that provides a sense of seclusion, with expansive views over the Atlantic and easy access to the rugged beauty of the surrounding coastline. It's a place where nature takes centre stage, offering stunning vistas, vibrant wildlife, and a tranquil way of life that's perfect for those seeking a retreat from the busy urban pace.

Just a short drive away, Gairloch is a vibrant village with everything needed for day-to-day living and exploring. From Red Point's famous sandy beach, perfect for leisurely walks and picnics, to Rua Reidh Lighthouse in the north, where visitors can spot marine life like seals and dolphins, the area is a paradise for nature lovers. Gairloch itself hosts a range of amenities and services, including two supermarkets, both a primary and secondary school, an excellent health centre, a butcher/greengrocer, bank, post office, leisure centre, and even a scenic nine-hole golf course overlooking the water. For dining, Gairloch offers a selection of cosy cafes and restaurants where visitors can enjoy local seafood and other Highland specialties.



The broader region around Gairloch boasts several attractions, including Inverewe Garden, one of Scotland's most renowned botanical gardens, where the Gulf Stream creates a mild microclimate perfect for rare plants. Numerous walking and cycling trails lead through hills, beaches, and lochs, making it an ideal spot for hiking, bird-watching, fishing, and kayaking.

For a change of scenery or urban conveniences, Inverness is just over an hour's drive away, providing easy access to city amenities, shopping, and an international airport with connections across the UK and Europe.

The Location



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THE SUNDAY TIMES
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