

8 Strathnaver

KINBRACE, KW11 6UA



*2 Bedroom detached bungalow with huge
development potential*



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McEwan Fraser Legal is delighted to present this 2-bedroom detached bungalow in Strathnaver. The property is an excellent development opportunity, for refurbishment and extension of the current dwelling, or the opportunity to build a new dwelling on the 1/2 acre plot (subject to planning permission being granted).

THE LOUNGE



Inside, the property needs full refurbishment, but the current layout is as follows

- Nice light lounge with views across the plot of land
- Spacious Kitchen
- 2 good size bedrooms
- Shower room

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE SHOWER ROOM



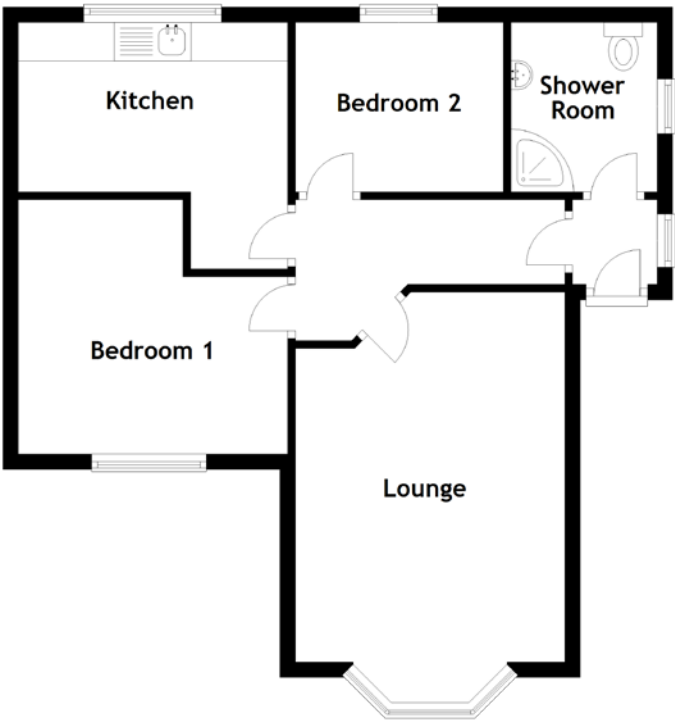
In addition, the property includes plenty of off-road parking and an outbuilding.

This is really a rare opportunity to pick up an excellent building and plot in the heart of the Highlands, with scope for major refurbishment as well as the potential of an additional dwelling subject to planning.

THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

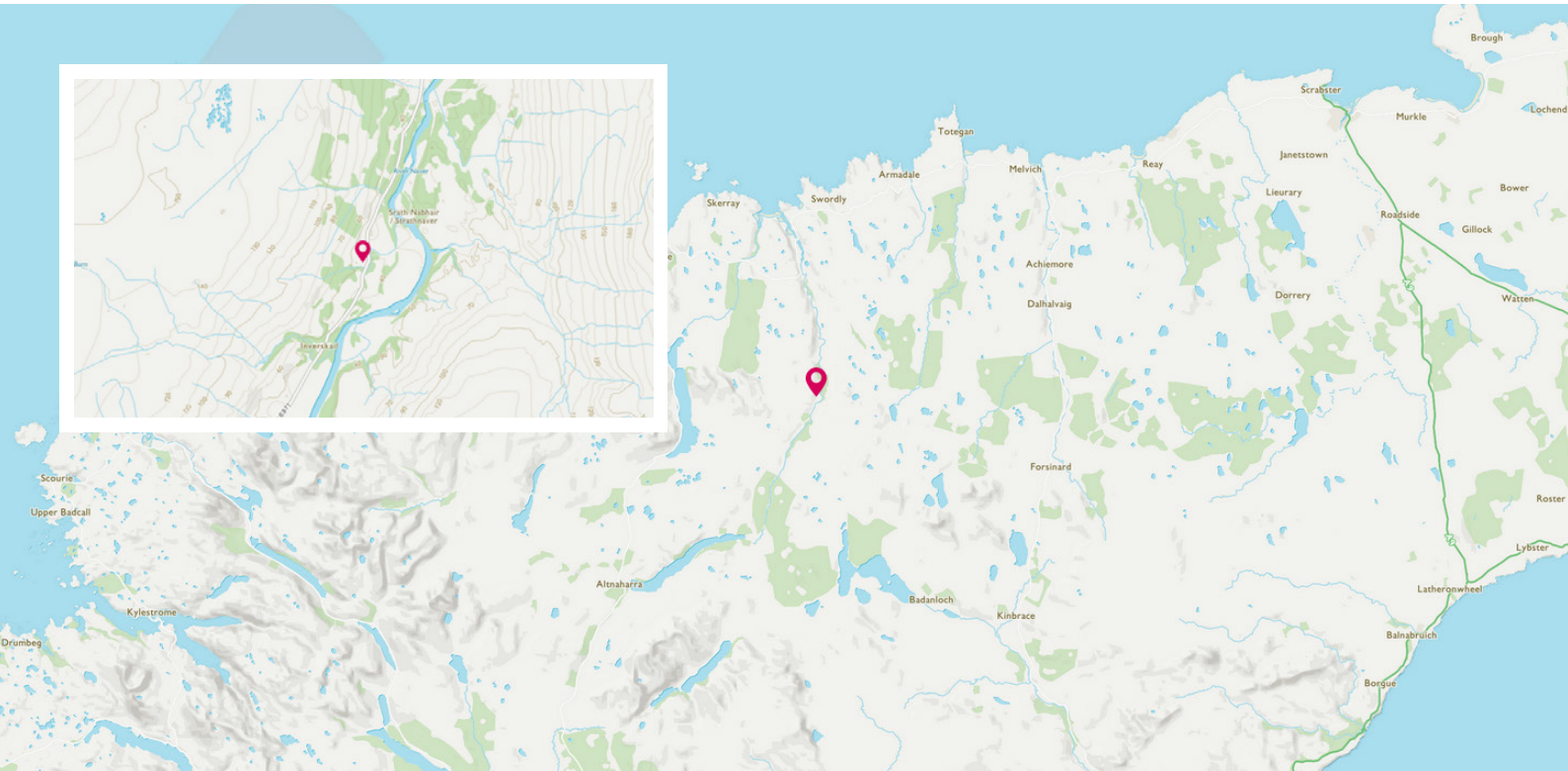
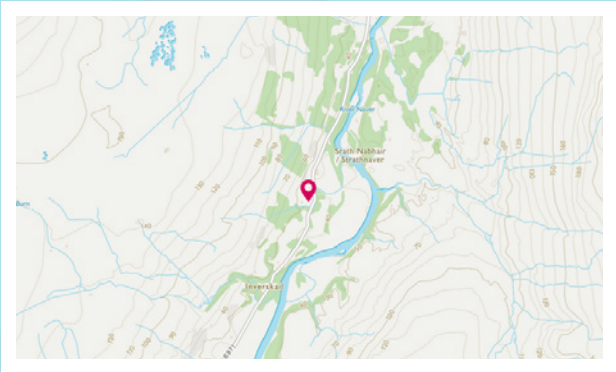


Approximate Dimensions
(Taken from the widest point)

Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	2.70m (8'10") x 2.20m (7'3")

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	3.50m (11'6") x 3.20m (10'6")
Shower Room	2.20m (7'3") x 1.90m (6'3")

Gross internal floor area (m²): 52m²
EPC Rating: G



THE LOCATION

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. This area of Sutherland is also a birdwatchers paradise.

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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