

37 Inver Park

LOCHINVER, IV27 4LN



*A one-bedroom semi-detached
bungalow in the heart of Lochinver*



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McEwan Fraser Legal is delighted to present this one-bedroom semi-detached bungalow in Lochinver, close to the water and local amenities.

THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious living area with central wood burning fireplace feature and open plan kitchen area
- Lovely sun room/ conservatory addition to the rear which is currently used as a dining area

THE CONSERVATORY





- Modern shower room
- One double bedroom which includes storage
- Entrance porch area with storage

THE SHOWER ROOM



THE BEDROOM



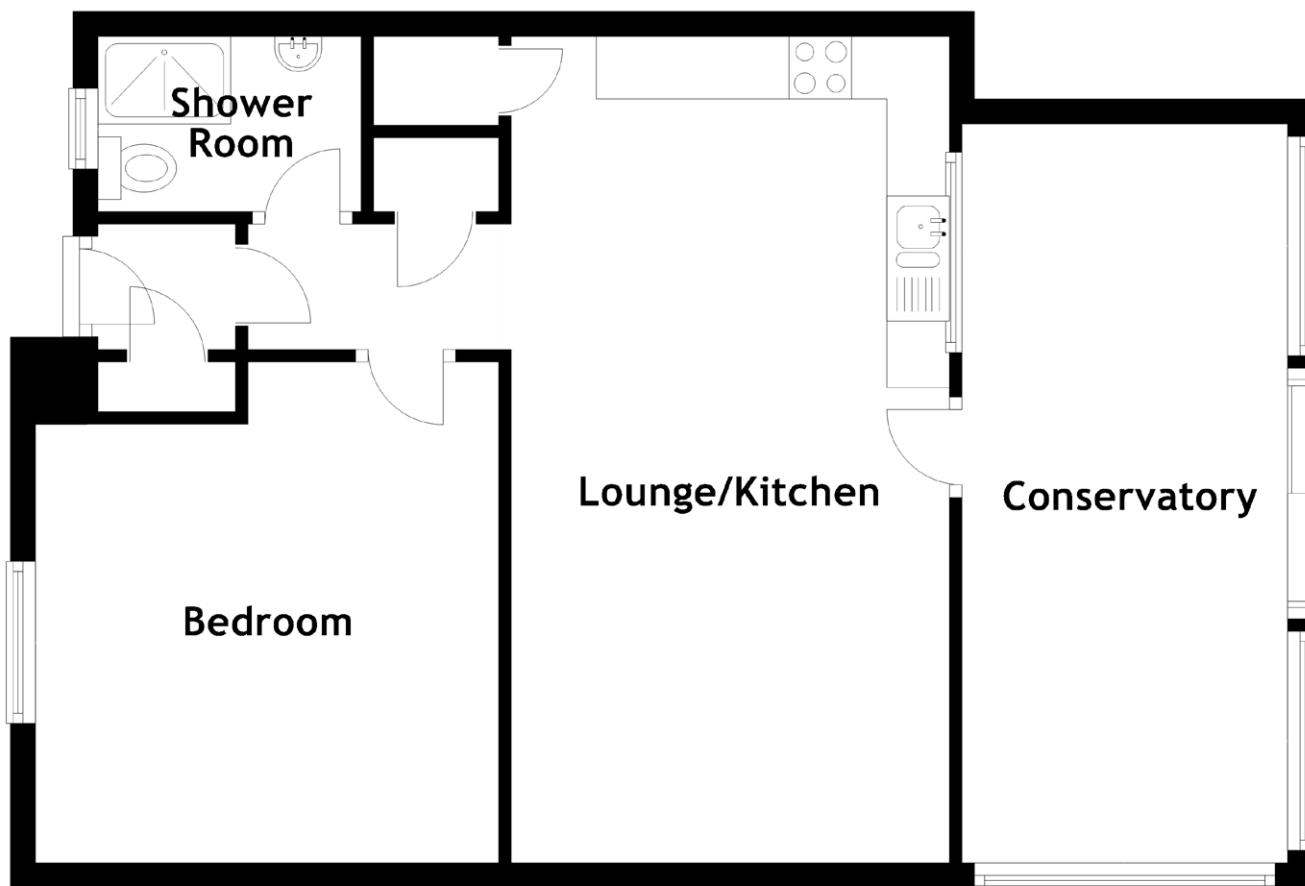
The property also includes a secluded garden with a wooden shed and rear access gate.

The current owners have utilised the spacious lounge area with bunk beds as the property has seen an excellent income from the ever increasing staycation market with the Highlands being one of the most popular destinations in the UK for holidays.

EXTERNALS & VIEWS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

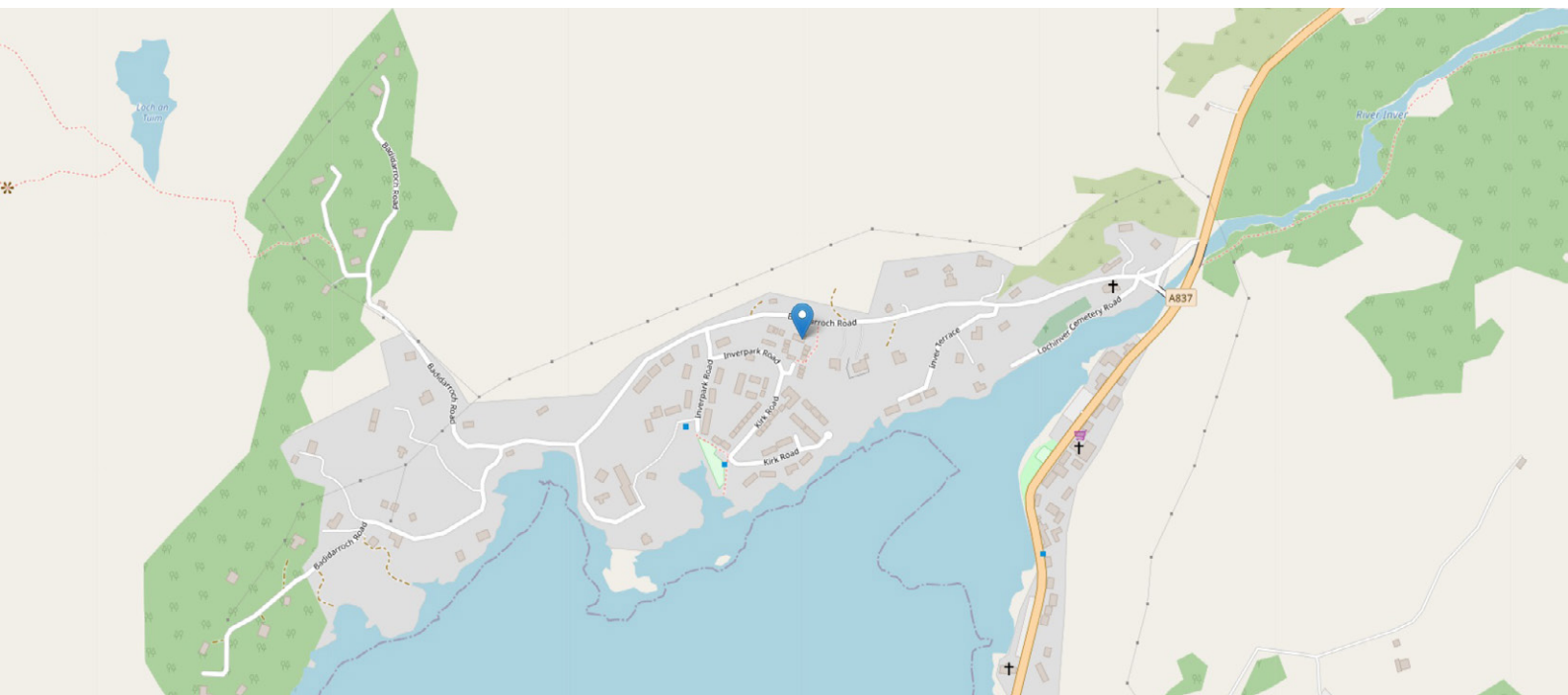
Lounge/Kitchen
Conservatory

6.60m (21'8") x 3.50m (11'6")
5.90m (19'4") x 2.60m (8'6")

Bedroom
Shower Room

4.00m (13'1") x 3.70m (12'2")
2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 61m²
EPC Rating: E



THE LOCATION

The West Coast of Scotland is famed for its spectacular countryside, rugged mountains, stunning coastline and beautiful sandy beaches. The idyllic scenery and open spaces combine to make the area highly popular with those seeking a relaxing holiday in the Scottish Highlands.





The North Coast 500 route passes the business and draws in many visitors which has benefitted the guest house resulting in a high occupancy during the main holiday periods.

The region is renowned for its outdoor activities and there are many Munros within a short drive plus much more leisurely walks immediately adjacent to the property. The coastal location supports sea-fishing and sailing; the freshwater fishing amidst un-spoilt surroundings is another favoured option.

Also popular is sea kayaking and canoeing on the remote and the plentiful Lochs within this stunning area. The wide range of birdlife and animals roaming wild are also great attractions. Locally, many people visit the Stoer Lighthouse which marks the northern entrance to The Minch. There are boat trips available to Handa Island to see Puffins or The Old Man of Stoer.

Located only 7 miles from Lochinver, this attractive fishing village is situated approximately 92 miles from the Highland capital, Inverness and 36 miles from Ullapool. The village has a lively community with a post office, two supermarkets and some restaurants and hotels. Primary school pupils attend the school in the village and upper school pupils travel by school bus to Ullapool High School.



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