

23 Inchar Place

KINLOCHBERVIE, LAIRG, IV27 4RZ



A charming three-bedroom property with captivating water views from the rear garden, offering a wealth of opportunities for its new owners



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Introducing a well-maintained and versatile property in a picturesque location, 23 Inchard Place, nestled within the serene and sought-after Kinlochbervie area of Lairg. This delightful three-bedroom semi-detached house boasts breathtaking water views from its enclosed garden, offering a tranquil oasis for its fortunate occupants.

The property has an impressive history, having been utilized by the current owner as a thriving bed and breakfast establishment, showcasing its potential for an entrepreneurial venture or simply a welcoming family home.

THE LOUNGE



Key Features:

- Versatile Living Spaces: The lounge has a very clever drop-down bed to create a 4th sleeping room if needed.
- Well-Appointed Kitchen/Diner: The well-equipped kitchen caters to the needs of any culinary enthusiast, providing an inspiring environment for creating delightful meals.

THE KITCHEN/DINER



THE SHOWER ROOM



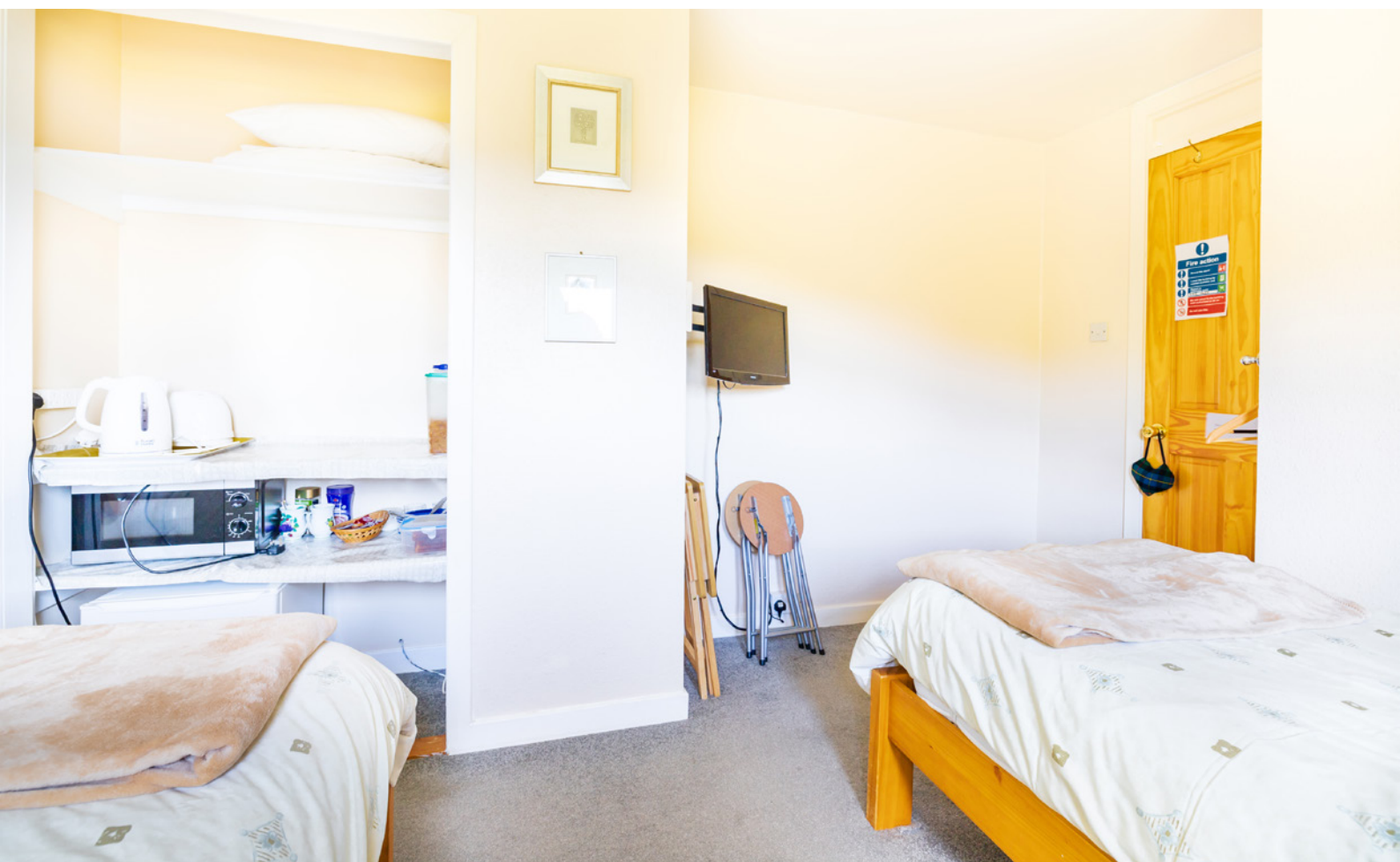
- Downstairs shower room, along with family bathroom as well.
- Three spacious bedrooms.
- Enchanting water views: The rear of the property treats occupants to mesmerizing vistas of the nearby water, creating a soothing ambience and a sense of serenity.



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The rear of the property treats occupants to mesmerizing vistas of the nearby water, creating a soothing ambience and a sense of serenity. The property's private garden presents a safe and enchanting space for outdoor activities, relaxation, and al fresco dining, complemented by the stunning backdrop of the surrounding landscape, the garden area also provides you 2 excellent sheds for storage/workshop.

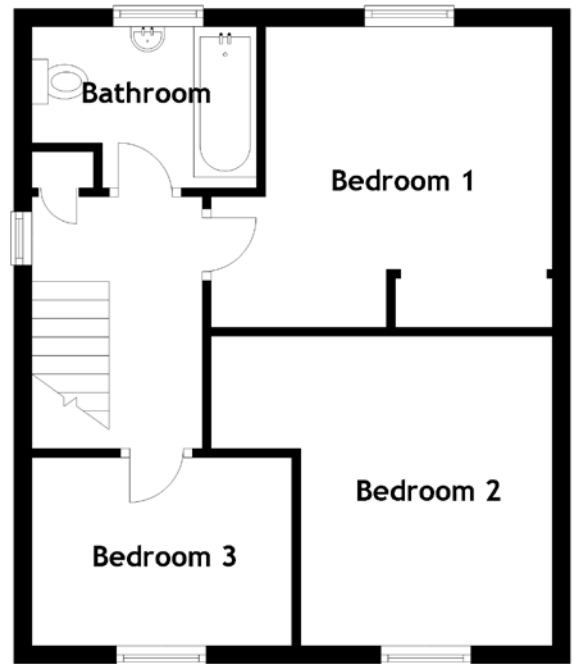
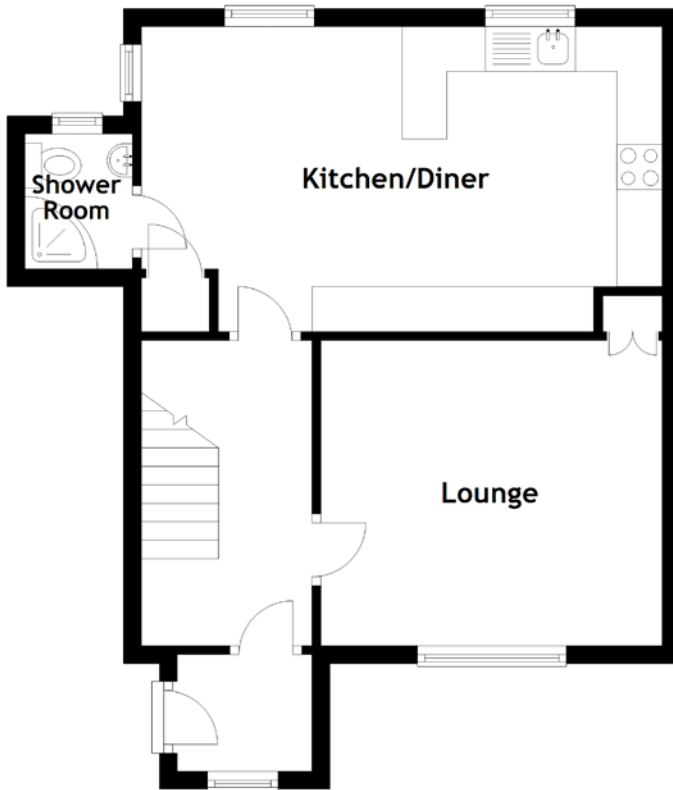
Set in the heart of Kinlochbervie, residents can enjoy the tranquility of this coastal community while still having easy access to local amenities and attractions.

In summary, 23 Incharde Place is a brilliant property with captivating water views, offering a wealth of opportunities for its fortunate new owners. Whether you envision a serene family home or wish to continue the successful bed and breakfast legacy, this property invites you to explore the possibilities and create your own cherished memories.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

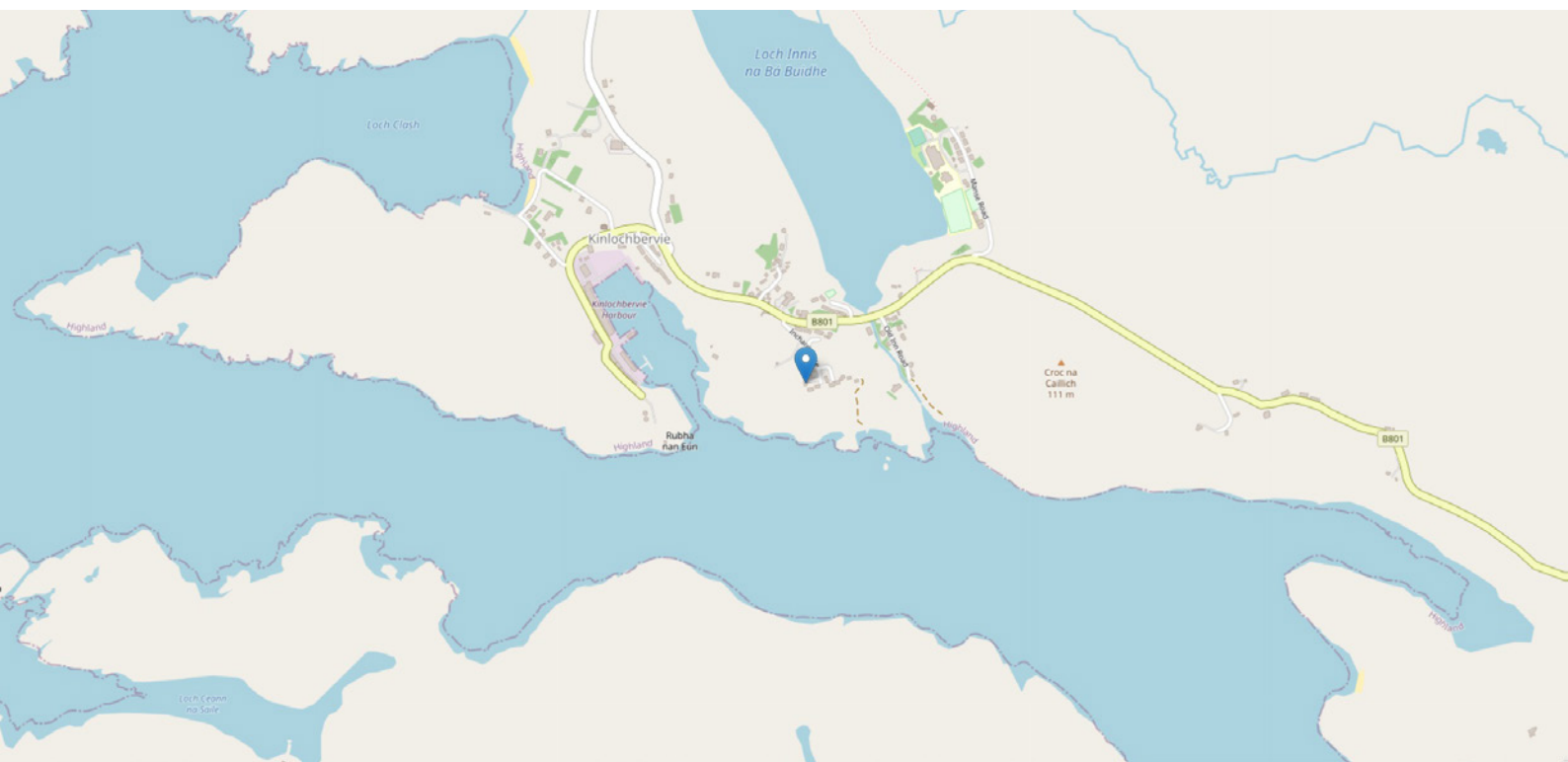


Approximate Dimensions (Taken from the widest point)

Lounge	3.80m (12'6") x 3.40m (11'2")
Kitchen/Diner	5.80m (19') x 3.40m (11'2")
Shower Room	1.50m (4'11") x 1.20m (3'11")
Bathroom	2.50m (8'3") x 1.80m (5'11")

Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.30m (10'10")
Bedroom 3	2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 81m²
EPC Rating: D



THE LOCATION

Welcome to Kinlochbervie, a hidden gem nestled along the rugged coastline of Lairg, Scotland. With its picturesque charm, dramatic landscapes, and tranquil atmosphere, this coastal village is an ideal destination for those seeking a serene escape from the bustling city life. Discover the captivating beauty of Kinlochbervie and let its natural wonders enchant you.





Situated in the heart of Lairg, Kinlochbervie enjoys a privileged location that offers easy access to both scenic countryside and breathtaking seascapes. The village can be found in the IV27 4RZ postal code area, making it conveniently reachable from major transportation hubs. Whether you prefer driving or public transport, Kinlochbervie is well-connected, ensuring a seamless journey to this idyllic retreat.

Despite its natural beauty, Kinlochbervie hasn't lost its charming village character. Wander through the narrow streets, lined with quaint cottages adorned with colorful gardens. The local community warmly welcomes visitors, and you'll find a variety of friendly cafes, traditional pubs, and locally-owned shops, where you can indulge in delightful treats, interact with the locals, and experience the true essence of Scottish hospitality.



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