




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

Lochview

LOCHSIDE, LAIRG, IV27 4EH



LOCHSIDE, LAIRG, IV27 4EH

Lochview is located on the edge of Little Loch Shin in the attractive village of Lairg and has amazing views over the loch towards hills surrounding The Kyle of Sutherland. Lairg is the hub of central Sutherland with annual sheep sales, crofting exhibitions and regular marts.

It has its own railway station with rail connections to the north and south and road networks link it with the west coast, north coast and east coast of Sutherland. Local services include a primary school, health centre, local shops and petrol station. Secondary education is available

in both Golspie and Dornoch.

Loch Shin is also famous for providing outstanding opportunities for boat or bank fishing with many large trout and the occasional salmon lurking in the depths of the loch. The property is well

located for both the world famous North Coast 500 (NC500) tourist route and the iconic Land's End to John o'Groats (LEJOG) walking & cycling route which has benefited businesses throughout the area. The Scottish Highlands is renowned for its outdoor pursuits with easy access

from Inverness to the year-round sports playground of The Cairngorm National Park.

The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe are also

accessible with this area boasting some of the most beautiful coastal areas and mountains in Scotland.



LOCHVIEW

McEwan Fraser Legal is delighted to offer a wonderful opportunity to purchase this substantial and beautifully presented five-bedroom detached villa on the very edge of Little Loch Shin with amazing views towards the hills surrounding The Kyle of Sutherland. The property had been formally operating for a number of years as a very successful

Bed & Breakfast establishment, ideally located close to both the north coast 500 world-famous driving route and the iconic Land's End to John o'Groats charity walking & cycling route. The accommodation has been constructed over two levels with the lower floor consisting of hallway, owner's sitting room, large fitted breakfasting kitchen

(with Lacanche LPG range cooker and separate grill), guest dining-room leading to spacious guest lounge (with patio doors to garden), utility/laundry room with WC, bedroom, sunroom with access to integral garage. The upper floor comprises a lounge landing area and a further four bedrooms, all with en-suite facilities (three of which may

be considered to be "family bedrooms" due to their size). The property benefits from oil-fired central heating and double glazing. The property sits in a large area of garden ground to the rear of the property which is laid mainly to lawn but offset with mature trees and shrubs. The garden leads all the way down to the water's side where the owner moors a

small boat which is used occasionally for taking guests out to catch their breakfast of fresh trout. A greenhouse and timber summerhouse are included in the sale. A chipped parking area provides offroad parking for a number of vehicles. In addition, some contents may be available by separate negotiation to

allow the purchasers to seamlessly continue the Bed & Breakfast facility, should they wish to do so. This wonderful property is a fantastic prospect for those looking for an alternative lifestyle with excellent business potential. Alternatively, this house would make a great family home.





**THE
PROPERTY
BENEFITS
FROM OIL
FIRED
CENTRAL
HEATING
AND
DOUBLE
GLAZING**



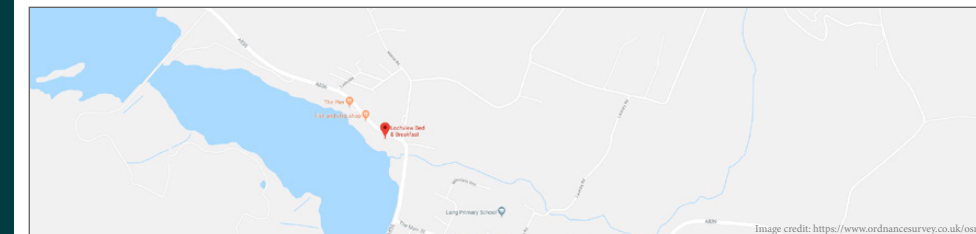


UPSTAIRS LOUNGE & ENSUITE



SPECIFICATIONS

Floor Plan & Location



Approximate Dimensions
(Taken from the widest point)

Kitchen	5.90m (19'4") x 4.20m (13'9")
Lounge	6.00m (19'8") x 4.70m (15'5")
Sun/Music Room	4.10m (13'5") x 3.30m (10'10")
Dining Room	4.80m (15'9") x 4.70m (15'5")
Lounge/Office	6.93m (22'9") x 5.09m (16'8")
Utility	4.00m (13'1") x 2.60m (8'6")
Bedroom 1	4.19m (13'9") x 3.70m (12'2")
En-Suite	1.73m (5'8") x 1.61m (5'3")
Bedroom 2	6.56m (21'6") x 3.60m (11'10")
En-Suite	2.35m (7'8") x 1.21m (3'11")
Bedroom 3	3.75m (12'4") x 3.20m (10'6")
En-Suite	3.10m (10'2") x 1.10m (3'7")
Bedroom 5	7.87m (25'10") x 3.50m (11'6")
En-Suite	3.10m (10'2") x 1.10m (3'7")
Bedroom 4	4.60m (15'1") x 3.10m (10'2")
Upstairs Lounge	3.40m (11'2") x 3.10m (10'2")
En-Suite	3.10m (10'2") x 1.10m (3'7")
Garage	6.00m (19'8") x 3.30m (10'10")

Gross internal floor area (m2) : 292m2 // EPC Rating : E

Extras (included in the sale) : Lacanche LPG range cooker, fitted floor-coverings, curtains, summerhouse & greenhouse. Some contents may be available by separate negotiation.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
EAMONN MULLANE
 Designer