



One of the most stunning views in the north of Scotland, from the building and also the elevated seating area at the top of the garden



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McEwan Fraser Legal is delighted to present this two-bedroom cottage just off of Main Street, Laig, set back from any disturbances or passing traffic but still only a minutes walk from amenities when you need them.

The garden of Benhope backs onto Gunn's Plantation for stunning forest walks and mountain biking.

This area is regarded as having some of the most stunning landscape in Britain and from this property that is in full view and is simply gorgeous, whether from the property itself whilst relaxing with a good book on the sofa, or at the top of the raised garden at the rear with an even better uninterrupted elevated view far into the distance, the perfect backdrop for an al fresco dinner with a glass of wine.

THE LOUNGE



Inside, the property comprises:

- Impeccably presented open plan lounge/ kitchen, with breakfast seating area
- Utility storage cupboard
- Modern shower room
- Two double bedrooms upstairs

THE KITCHEN



THE SHOWER ROOM



The property has been thoughtfully refurbished over the years by the current owners with modern decor, but still keeping the cottage style throughout with a wood burner fireplace and engineered wood flooring.

The property includes a modern stable style front door to enjoy stunning views.

BEDROOM 1



BEDROOM 2



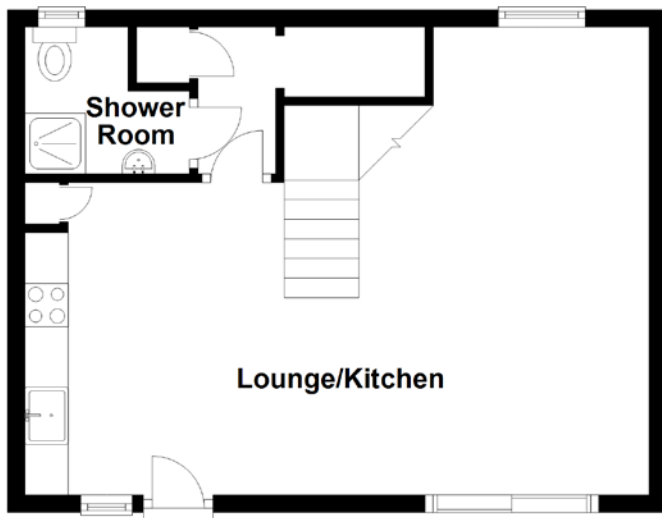
This property has to be seen to take in not only the beauty of the accommodation itself but the view which is as good as it gets in the Highlands.

THE GARDEN & VIEW





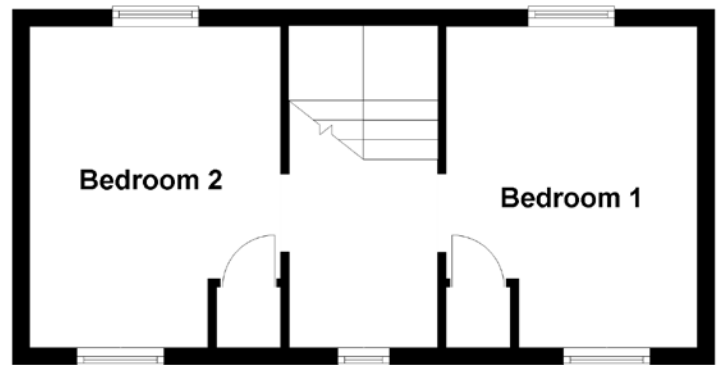
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen
Shower Room

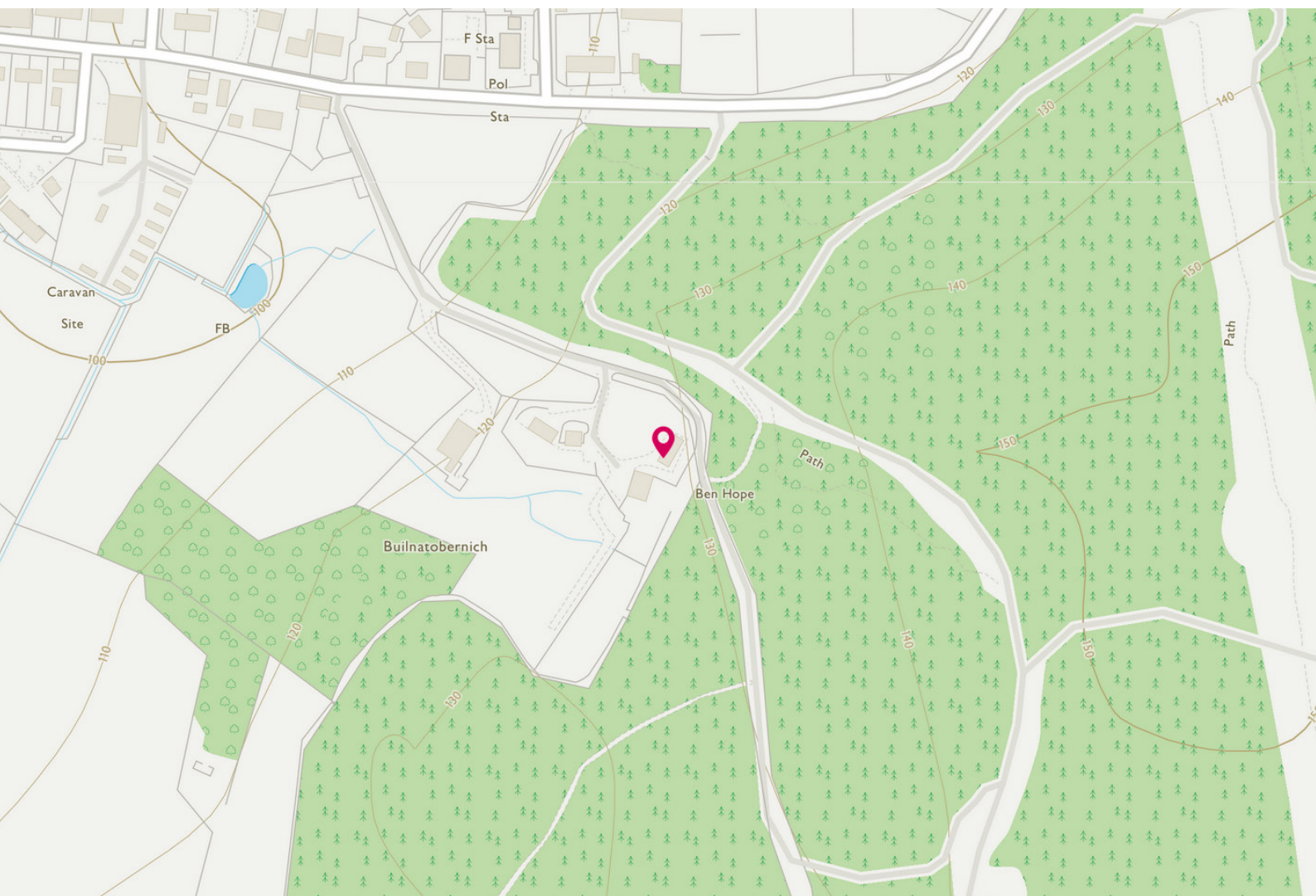
7.20m (23'7") x 5.40m (17'9")
1.90m (6'3") x 1.70m (5'7")



Bedroom 1
Bedroom 2

3.70m (12'2") x 2.90m (9'6")
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Gross internal floor area (m²): 71m²
EPC Rating: D



THE LOCATION

Ben Hope, Main Street is located in Lairg close to Loch Shin and The Kyle of Sutherland. The landscape of the area is accepted as being amongst the finest in Britain. Ben Hope also looks out over Loch Shin and Ben More Assynt Munro.





Lairg is the hub of central Sutherland with annual sheep sales, crofting exhibitions and regular marts. The local station has good rail connections to the south and an improved road network. Local services include Lairg primary school, health centre, shops and petrol station. Secondary education is available in both Golspie and Dornoch with free council transport provided.

Inverness is within daily commuting distance and provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest-growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The ruggedness of the northwest 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.

The property is well located for both the world-famous North Coast 500 (NC500) tourist driving route and the iconic Land's End to John o'Groats (LEJOG) walking & cycling route which has benefited businesses throughout the area.




Solicitors & Estate Agents

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