



**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

Dungarvia

INVERSHIN, LAIRG, IV27 4ET



INVERSHIN

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Invershin is a scattered village, six miles south of Lairg and four miles north of Bonar Bridge where a variety of shops are available. It is within commuter distance of Inverness and Dingwall.

Primary schooling is provided at nearby Rosehall with senior pupils attending Golspie High School.

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

Inverness, the capital of the Highlands, is within daily commuting distance and provides many attractions and facilities. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

DUNGARVIA

INVERSHIN, LAIRG, IV27 4ET

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this four-bedroom bungalow located in the village of Invershin. This property has been empty for a number of years and is in need of extensive refurbishment.

In addition, the property is considered to be of non-standard construction and therefore is unlikely to be suitable for mortgage purposes.

The accommodation has been constructed mainly over one level and consists of entrance porch, inner hallway, kitchen/dining, lounge, family room, four bedrooms and a shower room. A large area of upper storage is accessed via an inner stairway. This area could be further developed. An adjacent former stable block also offers the potential for further development.

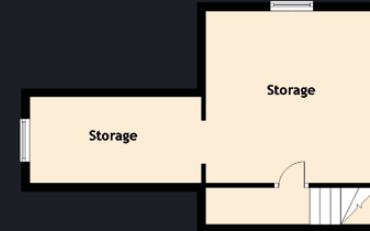
The property sits in a large area of garden ground and would appeal to many cash buyers.





SPECIFICATIONS

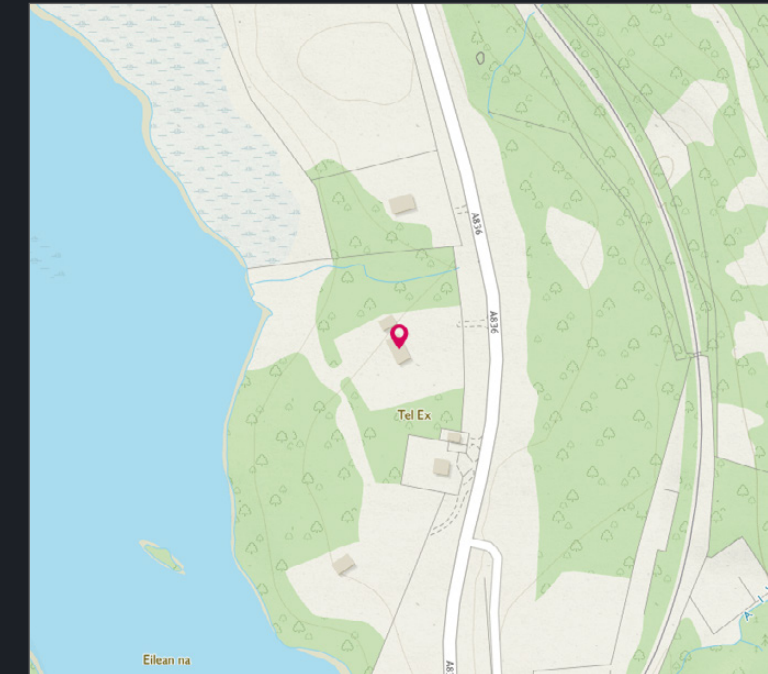
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Vestibule	2.80m (9'2") x 1.90m (6'3")
Lounge	6.10m (20') x 3.00m (9'10")
Sun Room	5.20m (17'1") x 3.20m (10'6")
Kitchen/Diner	9.00m (29'6") x 3.70m (12'2")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	3.50m (11'6") x 1.80m (5'11")
Shower Room	3.80m (12'6") x 1.80m (5'11")
Storage	4.00m (13'1") x 4.00m (13'1")
Storage	4.00m (13'1") x 2.00m (6'7")

Gross internal floor area (m²): 140m² | EPC Rating: F





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Part
Exchange
Available

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Text and description
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