



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

**Otterburn 1, 28 Melvaig**

GAIRLOCH, ROSS-SHIRE, HIGHLAND, IV21 2EA

# MELVAIG

*Ross-shire, IV21 2EA*

Otterburn 1 is located in a designated National Scenic Area within the scattered coastal hamlet of Melvaig and close to the village of Gairloch in the Northwest Highlands. The property is a very short distance from the seashore and has its own beach access offering stunning views of the isles of Skye, Harris and Lewis across The Minch. The Beinn Eighe Nature Reserve and the Torridon Mountains are just a short distance away with numerous sandy beaches and bays located in the Melvaig, Gairloch & Red Point area. Wester Ross is also part of Western Europe's largest area of Dark Skies and sights of shooting stars and the Northern Lights (Aurora Borealis) can sometimes be seen.

The drive to Inverness, the Capital of The Highlands, is approximately 80 miles via the improved road network. Inverness provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations. The Scottish Highlands are renowned for its outdoor pursuits with the North-West Highlands often referred to as the last great wilderness in Europe.



# OTTERBURN 1

*28 Melvaig*

McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this recently modernised three-bedroom semi-detached cottage, located in a spectacular coastal location close to Gairloch in Wester Ross. The cottage is located a short distance from the seashore and offers stunning views of the Isles of Skye, Harris and Lewis. The property is currently operated as a successful letting business. Otterburn 1 consists of, on the lower floor, full-length conservatory front porch, open-plan lounge/diner/kitchen (complete with dishwasher, washing machine, fridge, freezer, integrated electric hob & oven, extractor & microwave). The lounge has a feature fireplace suitable for a wood-burning stove. Upstairs there are two bedrooms, a box room (both with sea views) & shower room with basin and WC. The property benefits from double glazing & modern economy electric heating with superfast broadband also available at the property, if required.

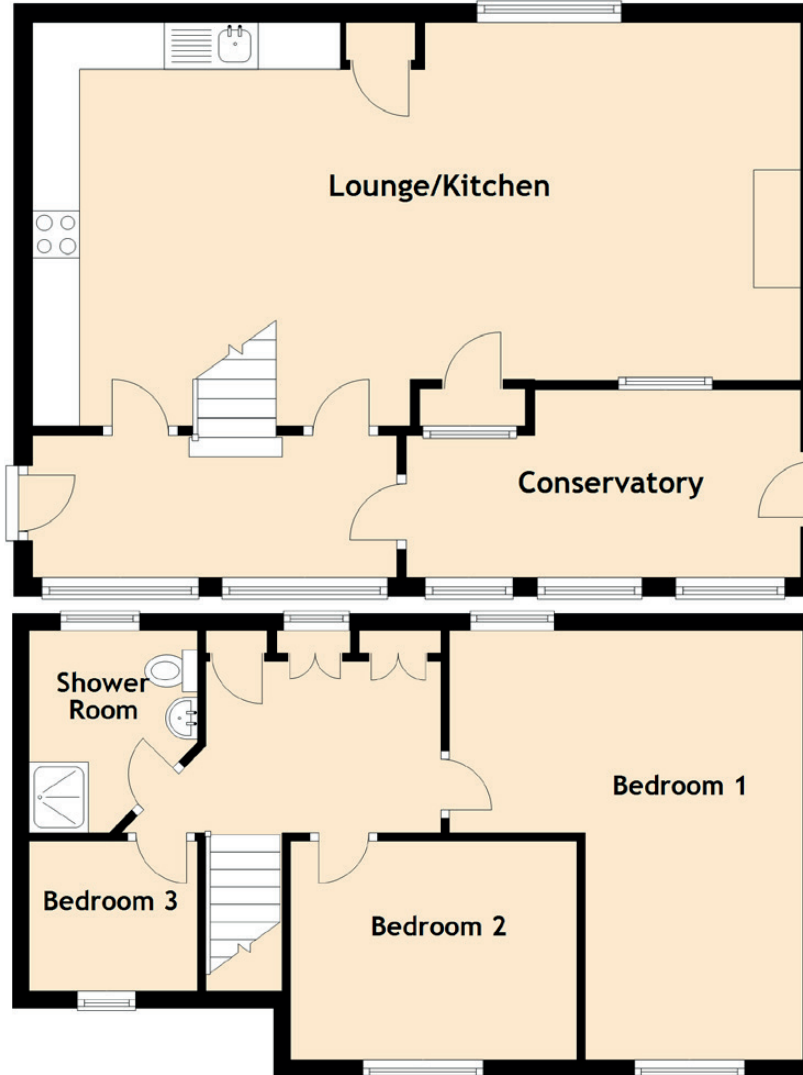
The property sits in an area of garden ground with adjacent parking for two vehicles. A number of timber sheds, which can be used for storage or a small workshop, are also included in the sale. The adjoining property, Otterburn 2, is also available for sale, by separate negotiation.

This is a wonderful lifestyle opportunity to purchase a family/retirement/holiday home in an idyllic coastal location.



KITCHEN/LOUNGE  
& CONSERVATORY

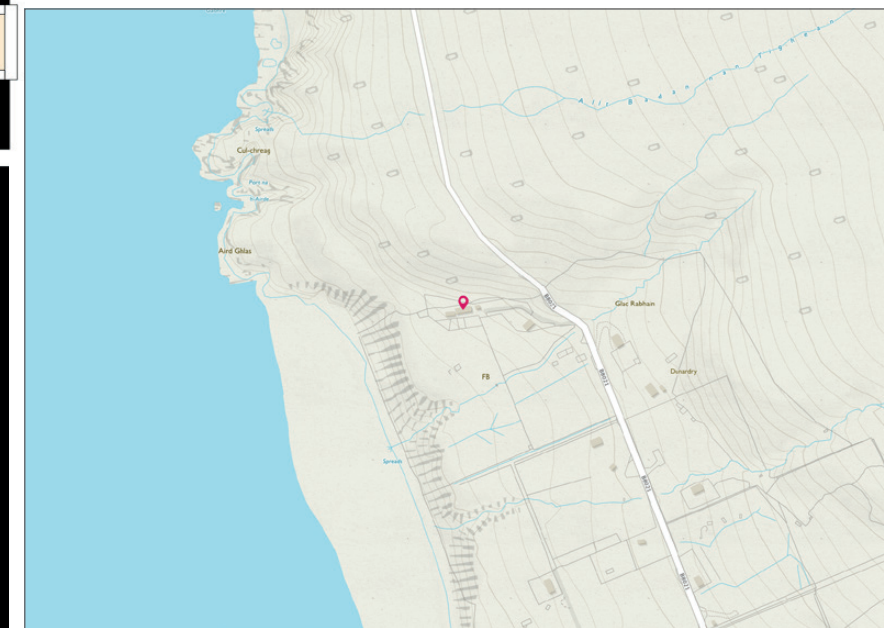
BEDROOMS & BATHROOMS



Approximate Dimensions (Taken from the widest point)

|                |                                |
|----------------|--------------------------------|
| Lounge/Kitchen | 8.18m (26'10") x 4.30m (14'1") |
| Conservatory   | 4.20m (13'9") x 2.00m (6'7")   |
| Bedroom 1      | 4.50m (14'9") x 4.20m (13'9")  |
| Bedroom 2      | 3.40m (11'2") x 2.60m (8'6")   |
| Bedroom 3      | 2.00m (6'7") x 1.90m (6'3")    |
| Shower Room    | 2.00m (6'7") x 1.33m (4'4")    |

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: F





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

**Part  
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Text and description  
**THOMAS KISSOCK**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer