



A three bedroom detached property in a fabulous location near Lairg



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Mcewan Fraser Legal is delighted to present to the market this detached 3 bedroom Cottage style property in the village of Lairg, set just off of the Main Street in a green picturesque location.

THE LOUNGE



The property comprises of:

- Lounge with wood-burning fireplace
- Sunroom conservatory
- Kitchen/breakfast room
- Three bedrooms (one ground floor, two first floor)
- Family shower room

THE CONSERVATORY



THE KITCHEN



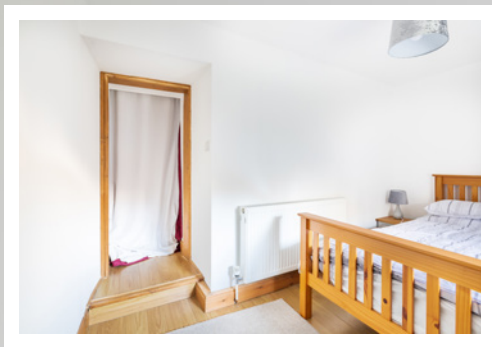
BEDROOM 1



BEDROOM 2



BEDROOM 3 & SHOWER ROOM

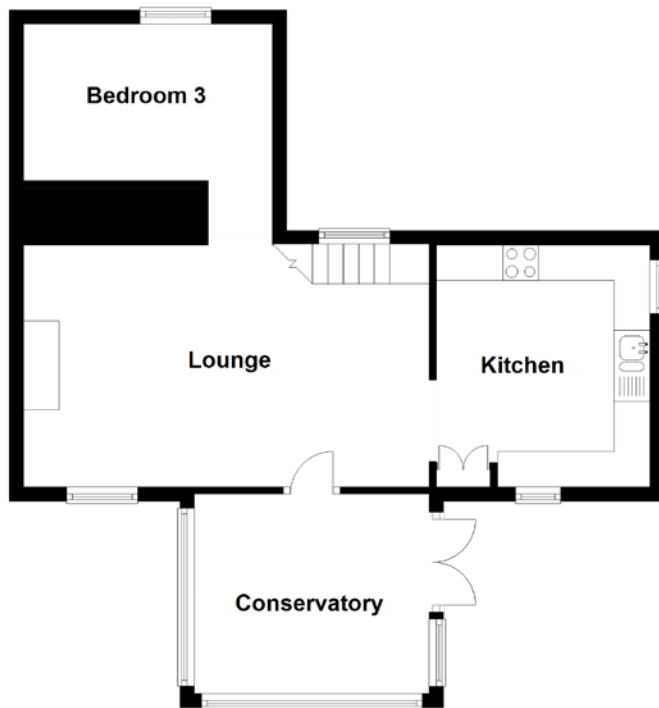


In addition, there is off road parking for multiple cars, front and rear lawned gardens and also an outhouse building.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

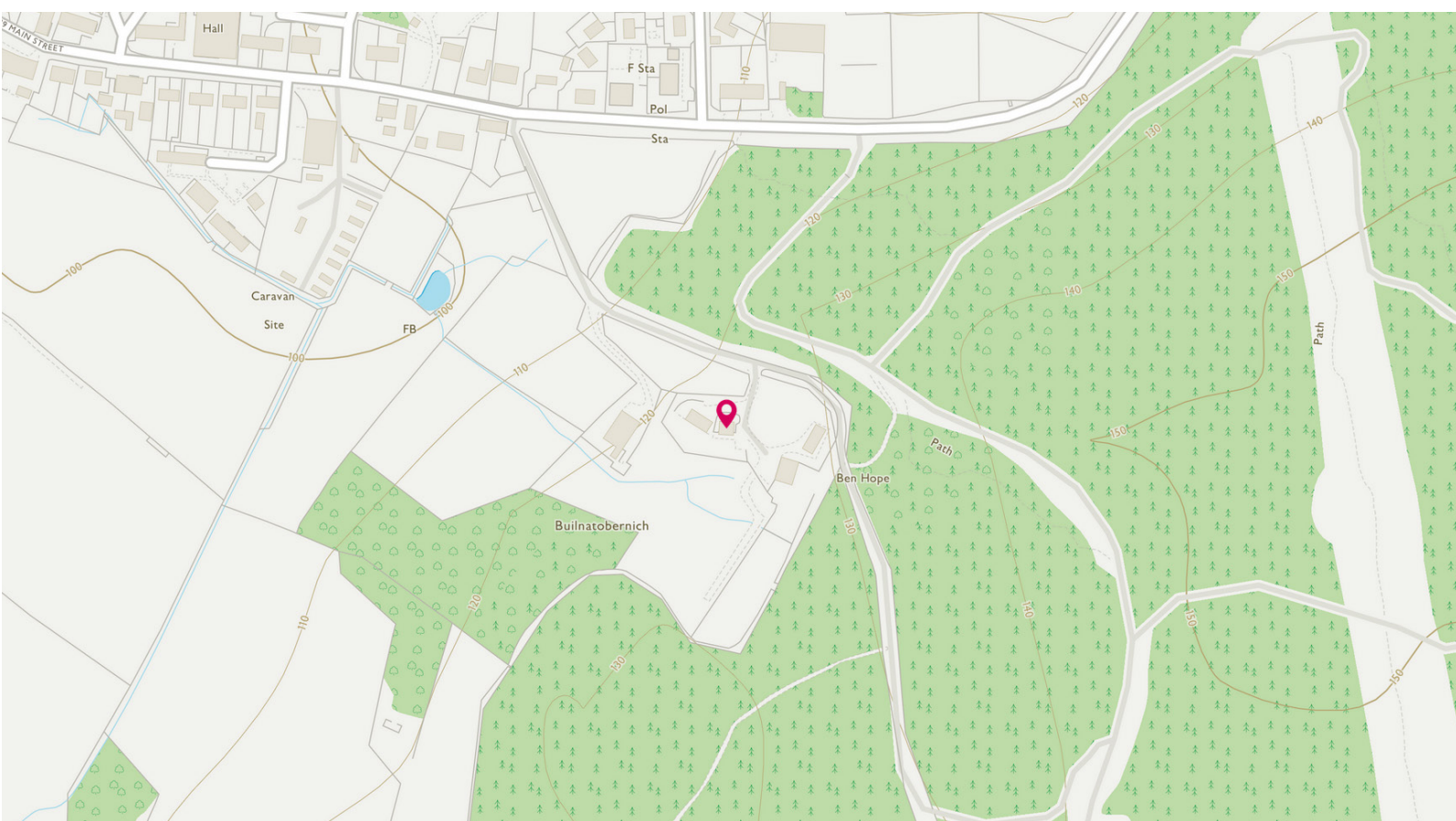


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Conservatory	3.30m (10'10") x 2.80m (9'2")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")

Bedroom 2	3.40m (11'2") x 3.30m (10'10")
Bedroom 3	3.50m (11'6") x 2.20m (7'3")
Shower Room	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 73m²
EPC Rating: E



THE LOCATION

Suilven, 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.





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.



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