




McEwan Fraser Legal

Solicitors & Estate Agents

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Sunnyhill Croft

PETERBURN, GAIRLOCH, HIGHLAND, IV21 2DX

Gairloch

Views of Gairloch Bay, Views of the Torridon Mountains from Gairloch & Gairloch Golf Course



Sunnyhill Croft is located on an elevated coastal location close to the village of Gairloch in the Northwest Highlands. The property is only a short distance from the seashore and offers stunning views of the isles of Skye, Harris and Lewis across The Minch.

Gairloch has varied shops and services with a choice of hotels, pubs and restaurants. In addition, it also has primary and secondary schools to serve the local population. The village also holds a prime position on the North Coast 500 (NC500) driving road which has attracted travellers from all over the world to the area.

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 all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city 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 in the North-West Highlands, in particular, often referred to as the last great wilderness in Europe.

“...Inverness provides all the attractions and facilities one would expect to find in a thriving city..”

Sunnyhill Croft

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this three bedroom cottage which is located in a spectacular coastal location close to Gairloch in Wester Ross.

The property is located a short distance from the shore and offers stunning views of the Isles of Skye, Harris and Lewis across The Minch where you may also catch a glimpse of basking sharks, otters and sea eagles.

The accommodation is all on one level and consists of entrance vestibule, inner hallway, double aspect lounge with large window giving panoramic views of Skye and The Hebrides. There is a dining-room, a fitted kitchen which includes an integrated double dishwasher, electric oven and hob. There is

also a utility room which provides space for a tumble drier and a washing machine.

There are three bedrooms including master with en-suite shower room. Finally, the property is completed with a family bathroom.

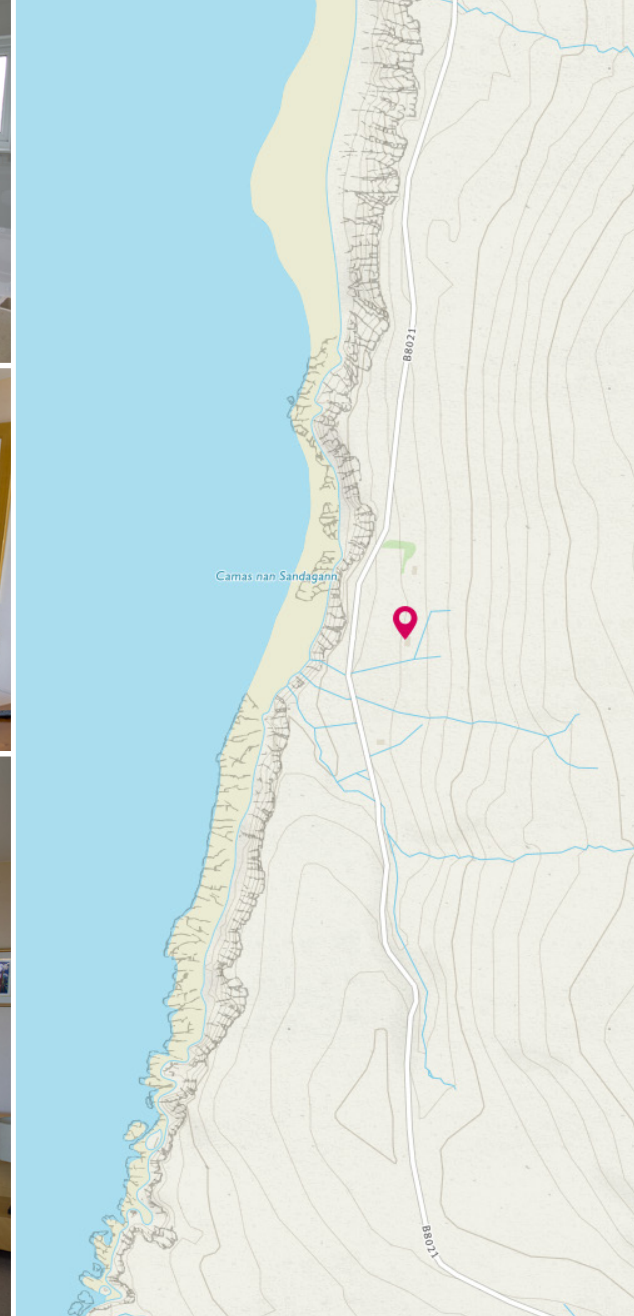
The property benefits from double glazing and oil-fired central heating.

Externally, there is a short private driveway providing parking for a number of vehicles.

In addition, adjacent croft land of over three acres is available by separate negotiation.

This is a wonderful lifestyle opportunity to purchase a family or holiday home, with proven letting potential, in an idyllic coastal area.





Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	5.18m (17') x 4.88m (16')
Dining Room	3.35m (11') x 2.74m (9')
Kitchen	4.27m (14') x 2.44m (8')
Master Bedroom	4.57m (15') x 3.91m (12'10")
En-suite	2.90m (9'6") x 2.29m (7'6")
Bedroom 2	4.52m (14'10") x 3.50m (11'6")
Bedroom 3	3.35m (11') x 2.74m (9')
Bathroom	2.44m (8') x 1.83m (6')
Utility room	2.29m (7' 6") x 1.5m (4' 8")

Gross internal floor area (m²)

120m²

EPC Rating

E

Extras (Included in sale)

Dishwasher, double oven and hob.






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Part
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