



LOCATION IMAGES
MELVAIG

MELVAIG

Ross-shire, IV21 2EA

Otterburn 2 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 2

28 Melvaig

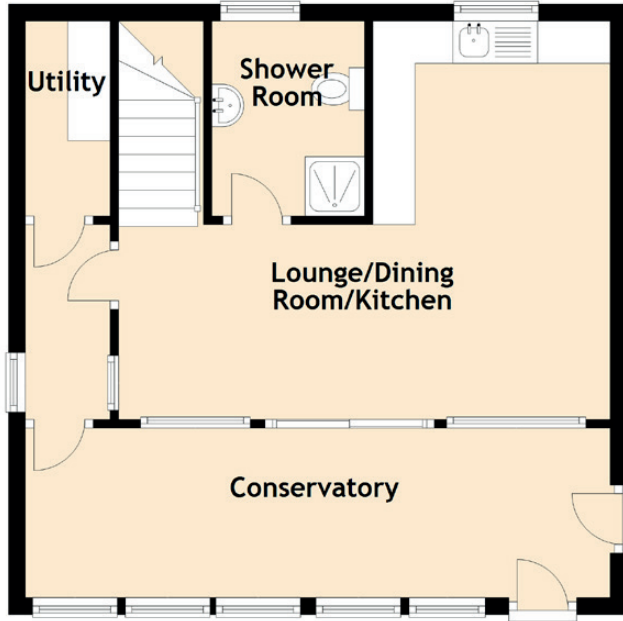
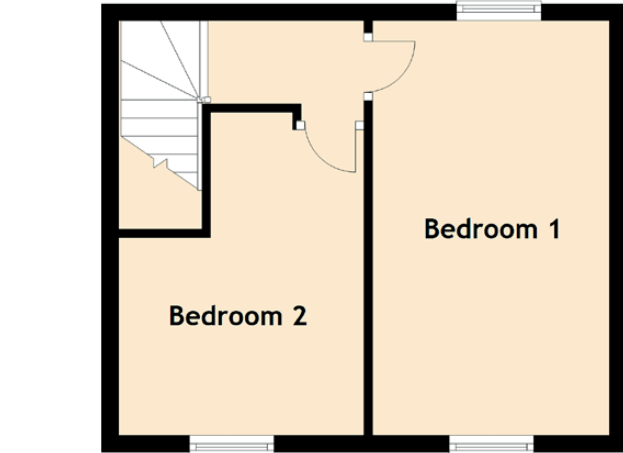
McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this recently modernised two-bedroom semi-detached cottage, located in a spectacular coastal location close to Gairloch in Wester Ross. The cottage is located a short distance from the seashore and offers stunning views of the Isles of Skye, Harris and Lewis. The property is currently operated as a successful letting business. Otterburn 2 consists of, on the lower floor, full-length conservatory front porch, open-plan lounge/diner/kitchen (complete with dish-washer, fridge, freezer, integrated electric hob & oven, extractor & microwave), utility room (with washing machine), shower room with basin and WC. Upstairs there are two generous bedrooms (both with sea views).

The property benefits from double glazing & modern economy electric heating with superfast broadband also available at the property, if required. The property sits in a substantial area of garden ground and comes with a variety of pens and cages suitable for keeping hens and animals. In addition, a stone bothy is attached to the property which currently provides useful storage space but could possibly be developed into further letting opportunities. Two parking spaces are provided close to the property.

The adjoining property Otterburn 1, 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.



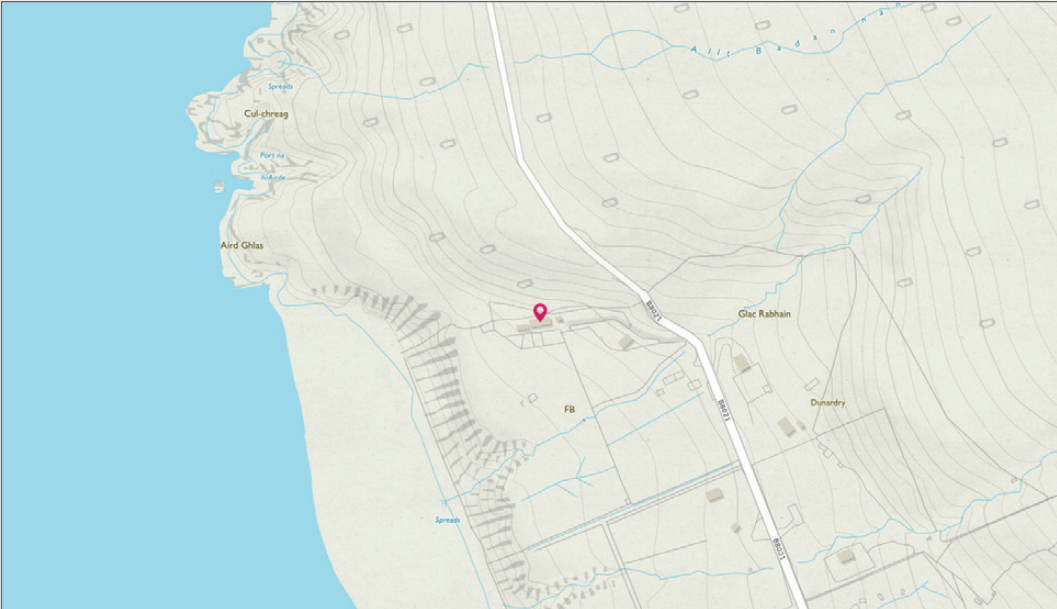
BEDROOMS & BATHROOMS



Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room/Kitchen	5.80m (19') x 4.70m (15'5")
Conservatory	6.90m (22'8") x 2.00m (6'7")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	4.88m (16') x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 65m² | EPC Rating: F





McEwan Fraser Legal

Solicitors & Estate Agents

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

Part
Exchange
Available

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Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer