

# 75 Coldbackie

TONGUE, LAIRG, IV27 4XP



*THREE BEDROOM COTTAGE WITH STUNNING  
VIEWS ACROSS THE KYLE OF TONGUE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this 3 bedroom, 2 bathroom detached cottage with stunning views looking out to where Tongue bay meets the North Atlantic.

The location is ideal for anyone wanting a new home in the Highlands, a retreat to use throughout the year or an opportunity to invest in the ever popular tourism market in the Highlands and North of Scotland.





Inside, the property comprises of:

- Spacious kitchen/diner
- Cosy lounge area with wood burner fireplace and gorgeous ocean views
- Study/attic room upstairs with access from the kitchen
- Master bedroom on the ground floor with en-suite shower room
- 2 double bedrooms on the 1st floor with views out to the ocean
- Family bathroom







**Bedroom 1**







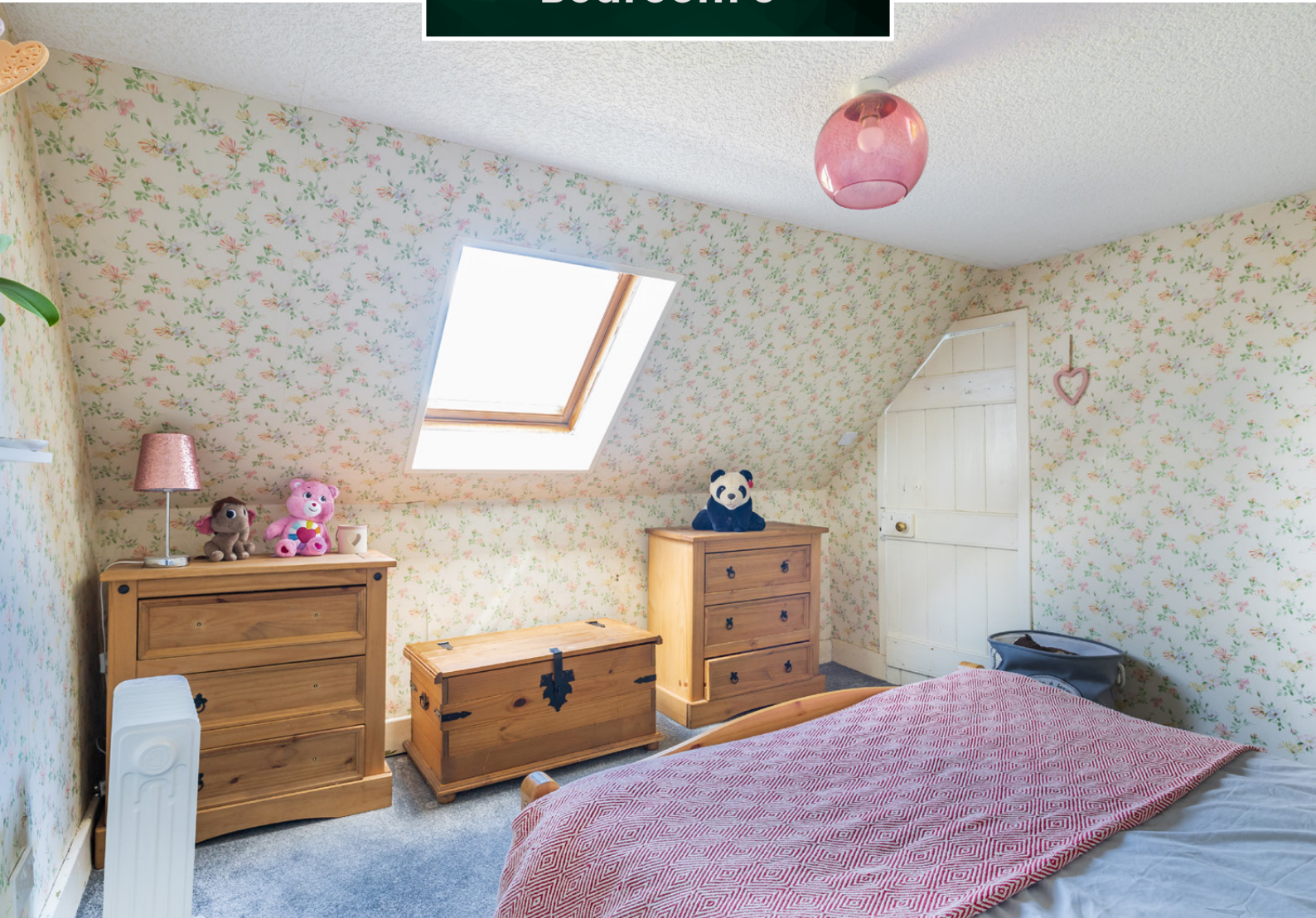
**Bedroom 2**







**Bedroom 3**

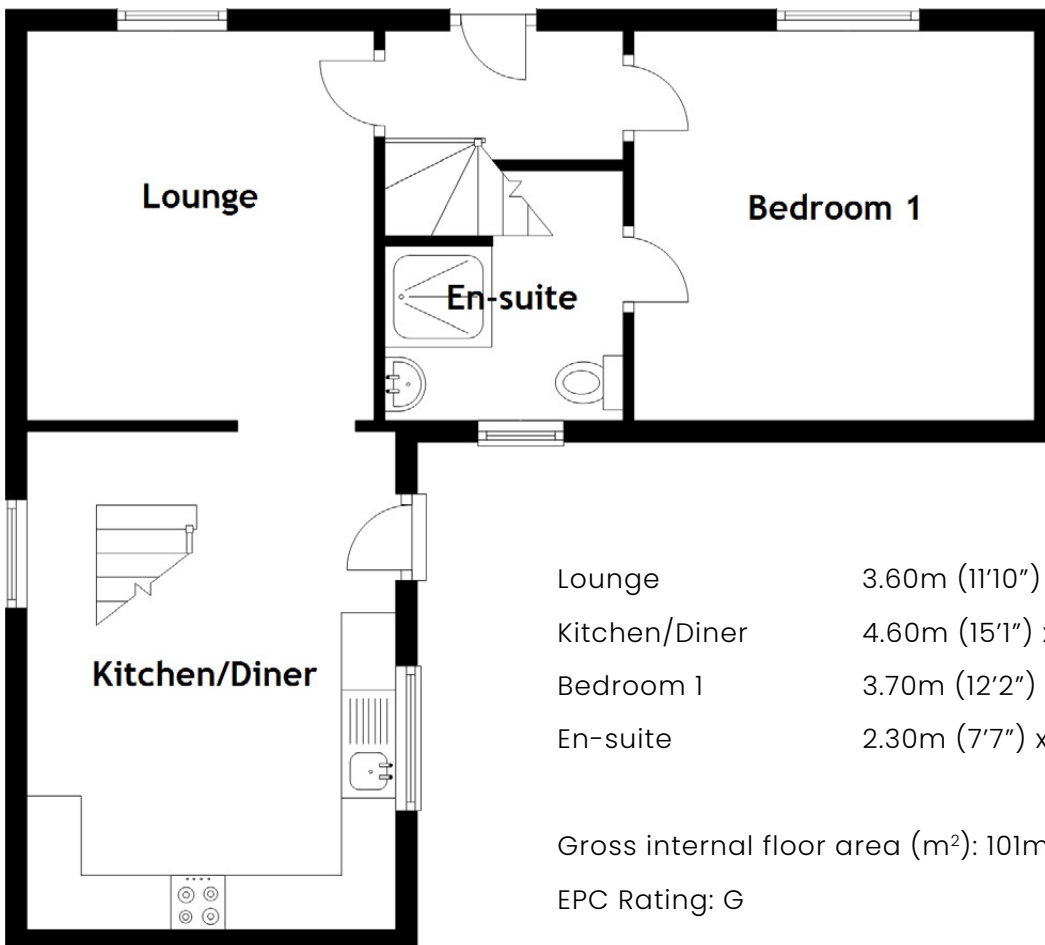
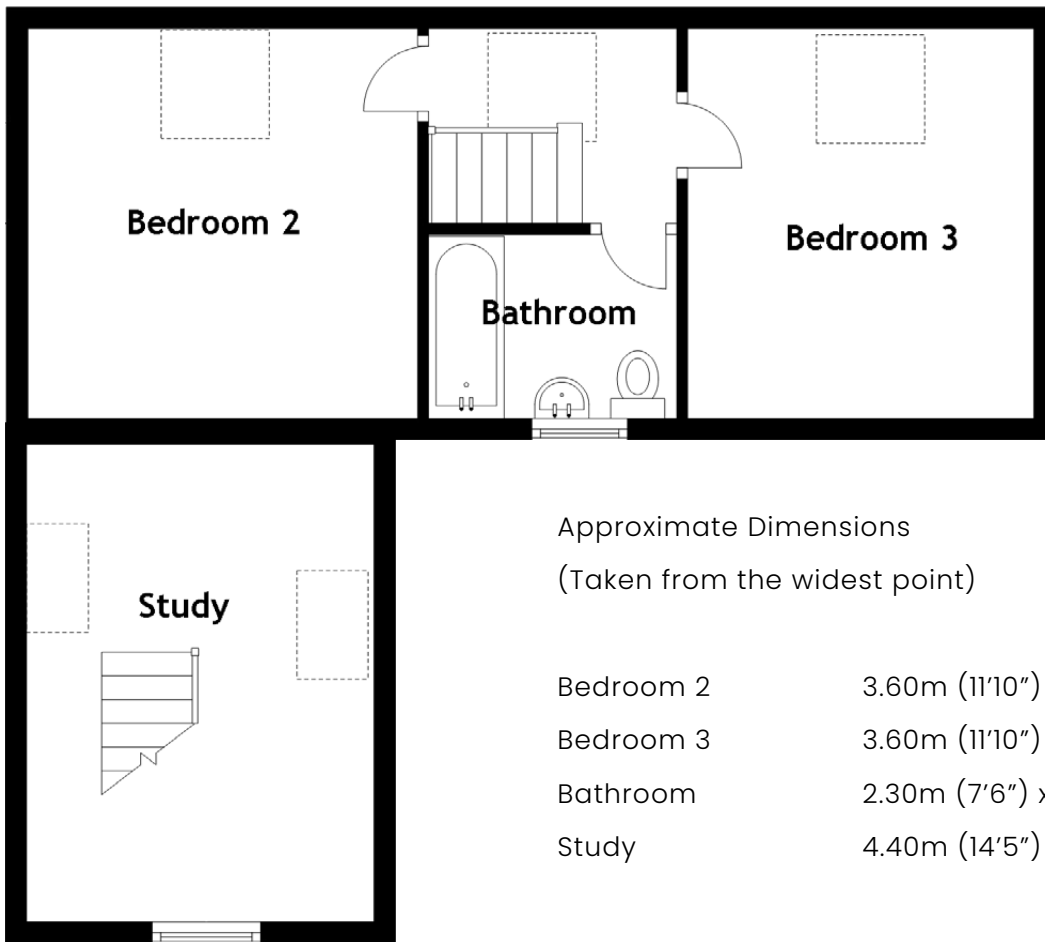






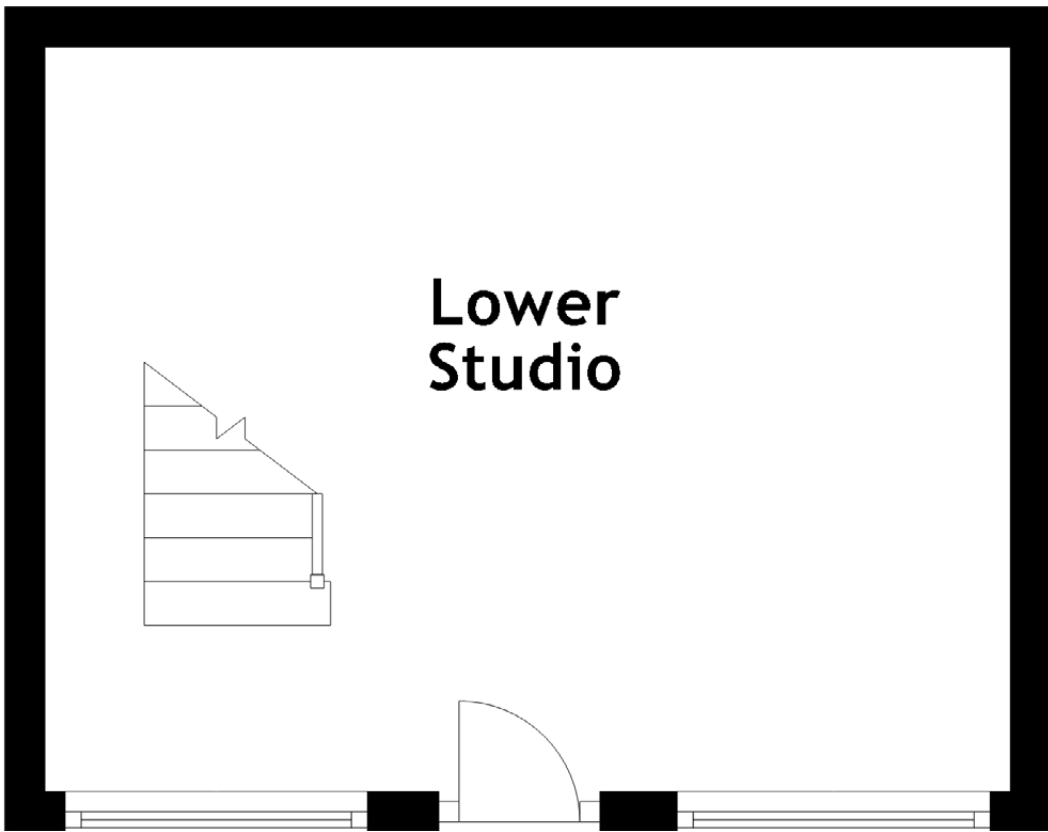
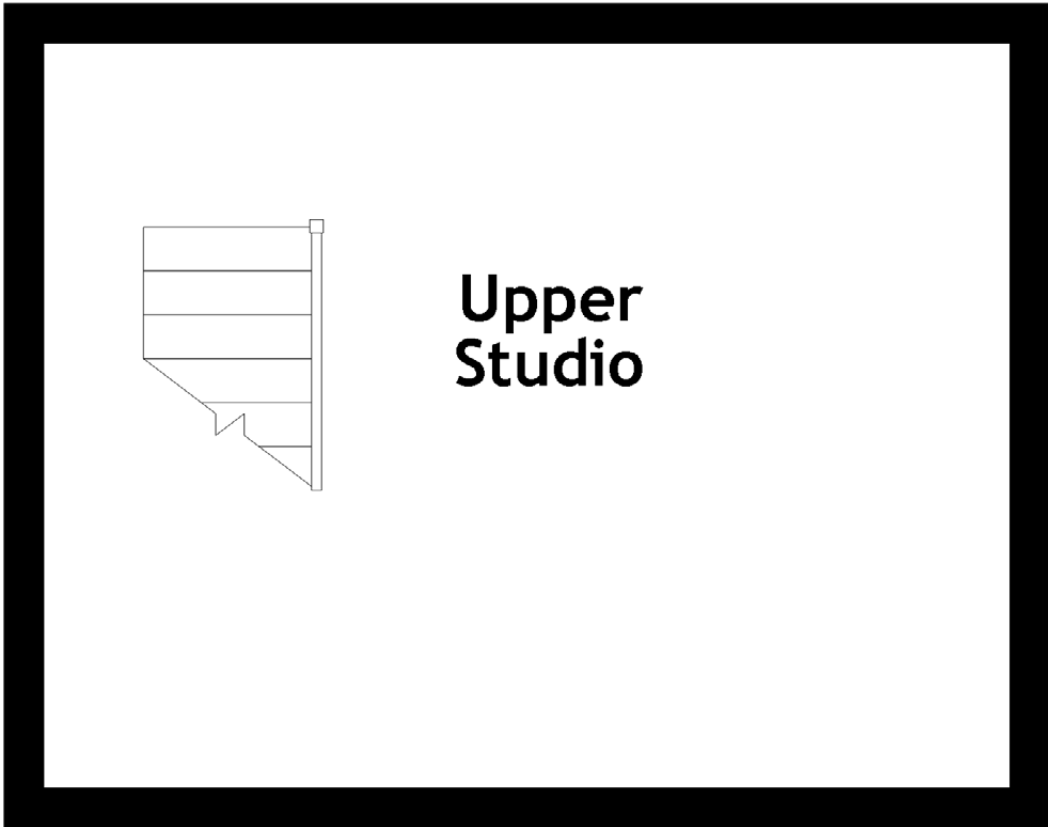
The Study





In addition to this, the property includes an attached two-storey solid construction outbuilding which is presently used as an Art Studio by the current owners, a 2nd detached derelict building that could be converted in the future (subject to planning) a large rear garden with a poly-tunnel, along with off-road parking to the front of the house and additional secure parking for several cars at the rear.





Lower Studio 4.80m (15'9") x 3.70m (12'2")

Upper Studio 4.80m (15'9") x 3.70m (12'2")









---

Tongue is a coastal village on the world famous North coast 500 in the Northwest Highland, Scotland. It lies on the east shore above the base of the Kyle of Tongue and north of the mountains Ben Hope and Ben Loyal.

Tongue is the main village in a series of crofting townships, the village itself is overlooked by the 14th-century ruins of Varick Castle as well as Ben Loyal, known as the Queen of the Scottish mountains.

The local day to day amenities include a general store, Tongue deli & cafe, a garage, post office and two hotels, the Tongue Hotel and The Ben Loyal Hotel & glamping pods.

The area's main draw is the series of white sand beaches dotted along the coast, with them being regarded by many as some of the UK's most stunning beaches such as Coldbackie beach, Strathy Beach between Tongue and Thurso which is a surfers paradise and also Skinnet beach near Talmine.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.