

# Bothan Aisir

OLDSHOREMORE, RHICONICH, LAIRG, IV27 4RS



*A two-bedroom detached bungalow with some of the most stunning sea views that the Highlands have to offer*



01463 211 116



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



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



Bothan Aisir is a detached bungalow with huge potential and some of the most stunning views in the North of Scotland. Arriving on a quiet rural lane at the gated entrance you will see the property slightly elevated, which allows for the stunning sea views.

# THE LOUNGE



Once inside the real heart of this home is the lounge which is cosy and inviting, with a log burning stove and is also the room with the best views the property offers, you can curl up with a cup of coffee and just take in the breathtaking landscape from the comfort of your sofa.



# THE KITCHEN/DINER



The separate kitchen is a good size with plenty of cupboard space, it includes a freestanding fridge freezer, washing machine and oven.







You have a wet room style shower room with a shower cubicle and two double bedrooms both with built-in storage which makes planning where to put the furniture that much easier.

# THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





In addition to this, the property sits on a sizeable wrap around plot, with parking for a number of cars all within the security of a front gate. This is a rare opportunity to acquire a truly special Highland retreat less than 10 minutes from the beach that would make a great permanent home but equally the perfect holiday home or holiday let, with the always popular tourism in the North of Scotland.

# EXTERNALS & VIEW



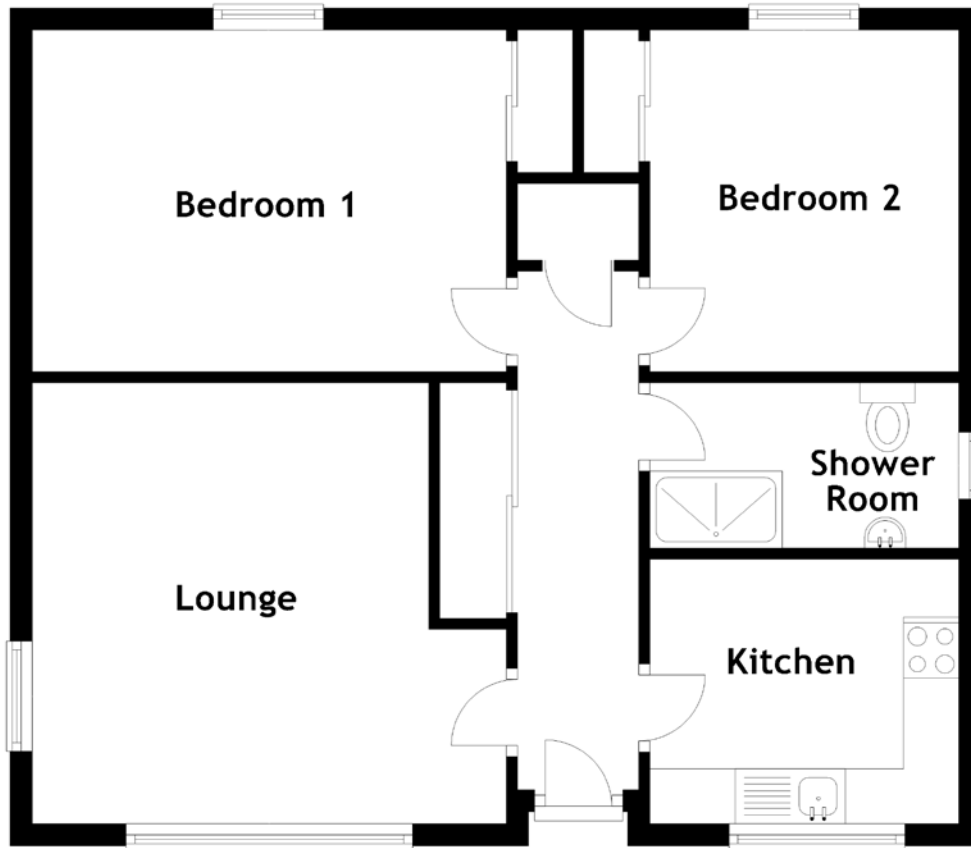


The view from the front of the propetry





# FLOOR PLAN, DIMENSIONS & MAP

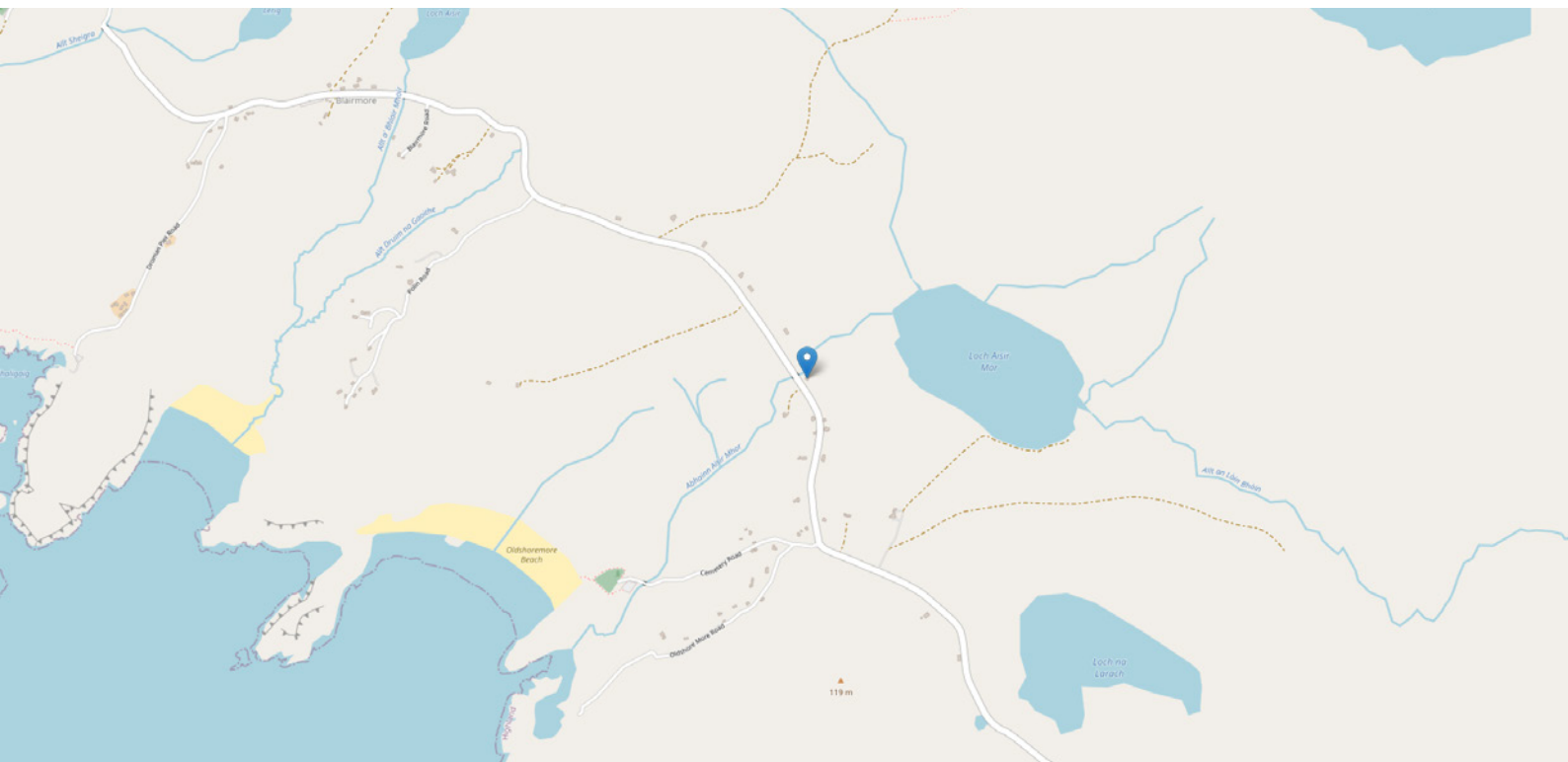


Approximate Dimensions (Taken from the widest point)

Lounge 4.30m (14'1") x 4.00m (13'1")  
 Kitchen 2.80m (9'2") x 2.40m (7'10")  
 Bedroom 1 4.30m (14'1") x 3.10m (10'2")

Bedroom 2 3.10m (10'2") x 2.80m (9'2")  
 Shower Room 2.80m (9'2") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Bothan Aisir is the perfect Highland hideaway and sanctuary for those who appreciate some of Scotland's most stunning landscape and its fine sandy beaches of the northwest tip of Sutherland, there is actually easy access to Oldshoremore beach in under 10 minutes. It is surrounded by the wild spaces protected by the John Muir Trust. This property captures the breathtaking views from Oldshoremore across The Minch to the Outer Hebrides.







The property stands well back from the road with gated access. This spot is perfect for any nature lover, the occasional stag wandering past or a golden eagle overhead is not unusual and, without light pollution, there is a fair chance of sighting the Northern Lights in winter months.

The conveniences of modern life are at hand just two to three miles distant at Kinlochbervie and Badcall Inchard. Between them, they offer a medical centre, grocery/newsagent stores, fuel station/hardware outlet and post office, ships chandlery, gift shops, cafe and daily click & collect grocery deliveries to a central collection point by a major supermarket chain.

The Scottish Highlands, without a doubt, provide fabulous opportunities for outdoor activities with the ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, boasting the most beautiful beaches and mountains in Scotland.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

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

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

**Part  
Exchange  
Available**



Text and description  
**CRAIG PETERS**  
 Surveyor



Layout graphics and design  
**ALLY CLARK**  
 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.