

# 197 Droman

LAIRG, IV27 4RU



*Charming Highland cottage with sea views, four bedrooms, garden and byre, close to some of the UK's finest beaches*



0131 524 9797



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



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



Positioned within one of the most spectacular stretches of Scotland's north-west coast, this charming detached cottage at 197 Droman presents a unique opportunity to acquire a home in an area of outstanding natural beauty. With dramatic mountain scenery and far-reaching Atlantic views, the setting showcases the wild and unspoilt character that makes the Highlands so special.

Some of Scotland's finest beaches are quite literally on your doorstep. The pristine sands of Oldshoremore Beach, Sheigra Beach and Polin Beach are all within easy reach, while the iconic Sandwood Bay is widely regarded as one of Britain's most beautiful and remote beaches. This is a truly exceptional setting for beach lovers, walkers, and outdoor enthusiasts seeking space, tranquillity, and adventure.

## THE LOUNGE & PORCH



The property itself is a traditional detached cottage offering comfortable and flexible accommodation. Entry is through the porch, which is a lovely room to sit in with beautiful views out to the sea. The lounge provides a welcoming living space, while the kitchen-diner is a standout feature, perfectly positioned to take in the spectacular sea views, making it ideal for both everyday living and entertaining.



# THE KITCHEN/DINER



On the ground floor, there is a double bedroom along with a bathroom fitted with a full bath suite.

# BEDROOM 1



# THE BATHROOM



Upstairs, the property offers two further spacious double bedrooms, in addition to a fourth smaller room which would work perfectly as a home office, study, or occasional bedroom.



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Externally, the property benefits from a garden area and a traditional byre outbuilding, offering excellent potential for storage, workshop use, or future development subject to the necessary consents.

Despite its peaceful and secluded setting, the nearby village of Kinlochbervie (around 9 minutes by car) provides convenient access to local amenities, including shops, a hotel, and harbour facilities.

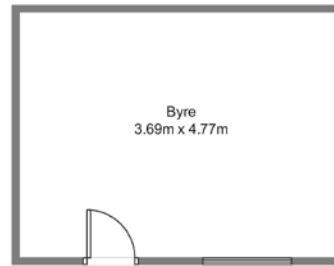
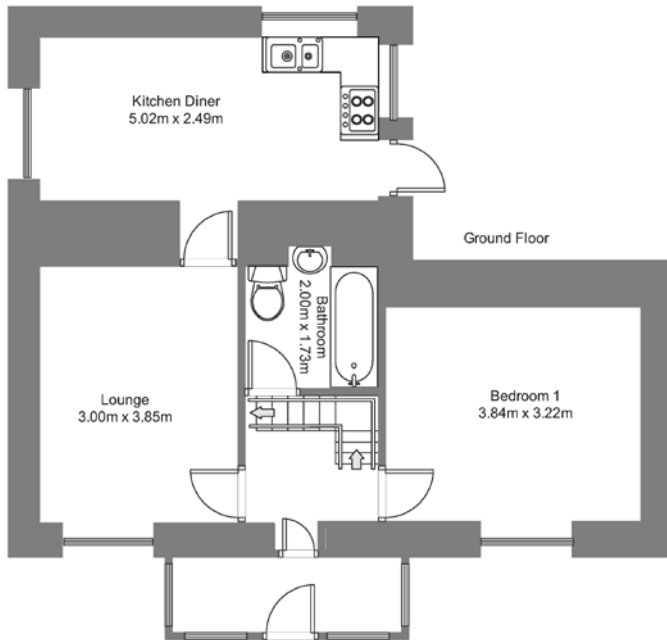
This is a rare opportunity to secure a detached coastal cottage with sea views in the Scottish Highlands, ideal as a permanent residence, holiday home, or investment property in one of the UK's most scenic and desirable coastal locations.

# EXTERNALS

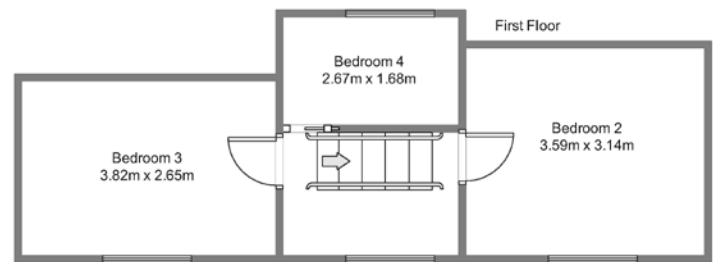




# FLOOR PLAN & DIMENSIONS



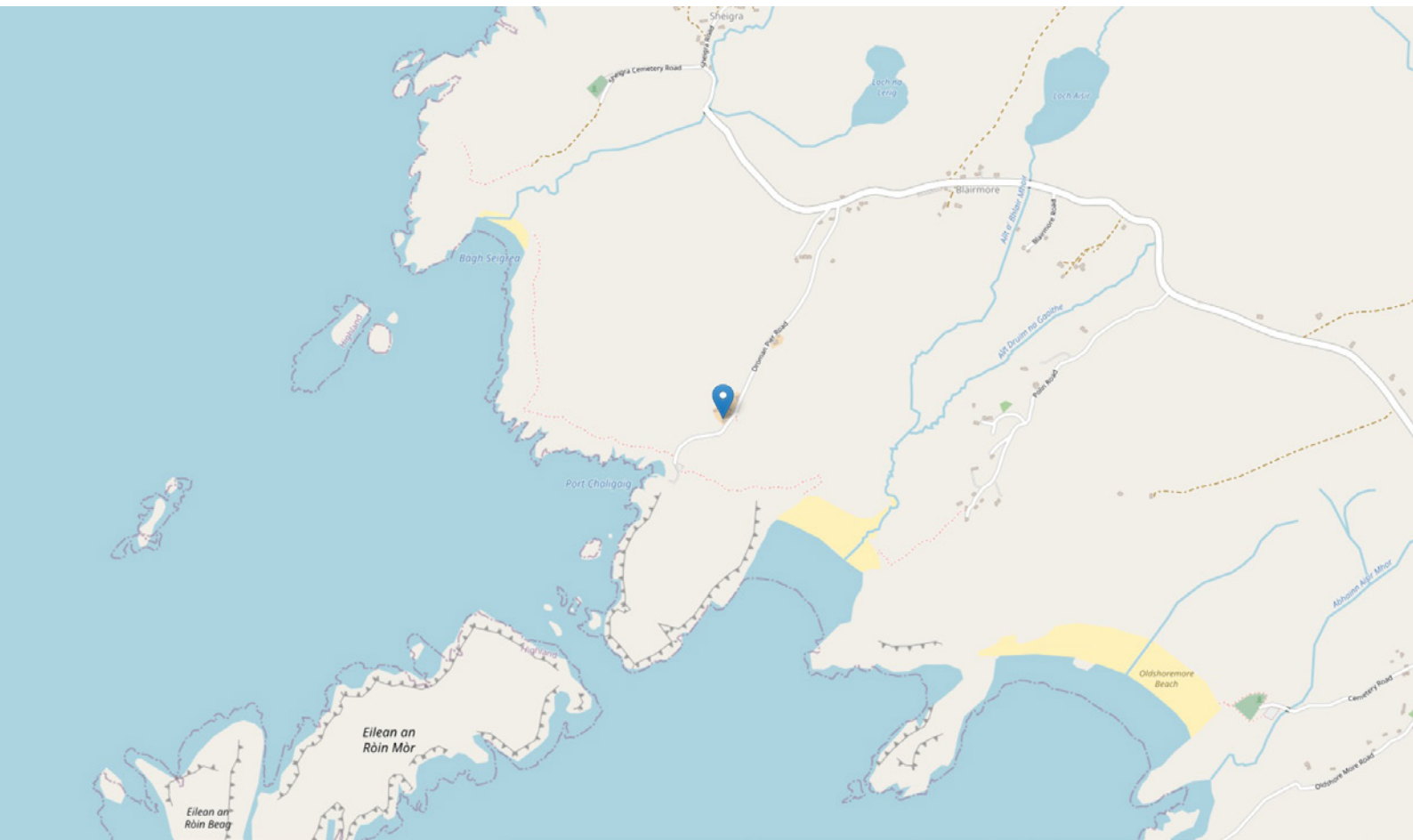
197 Droman,  
Lairg



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: F

\*The property can be sold furnished, subject to the offer amount and requirements of the buyer.



# THE LOCATION

Set in a truly spectacular part of the Highlands, 197 Droman, IV27 4RU enjoys an enviable position along Scotland's dramatic north-west coastline. Surrounded by rugged mountains and sweeping Atlantic views, this is a location that perfectly captures the raw beauty the region is famous for. Some of Scotland's most breathtaking beaches are right on your doorstep. The golden sands of Oldshoremore Beach and Sheigra Beach are just a short drive away, while the tranquil coves at Polin Beach offer a more secluded escape. The iconic Sandwood Bay is widely regarded as one of Britain's most beautiful and remote beaches, famed for its vast stretch of unspoilt golden sand, dramatic cliffs, and breathtaking Atlantic views.





This area is a paradise for beach lovers and outdoor enthusiasts alike, with endless opportunities for walking, hiking, and exploring the surrounding wilderness.

Despite its peaceful and remote setting, the nearby village of Kinlochbervie serves as a convenient local hub, offering a range of essential amenities including local shops, a hotel, and harbour facilities.

Altogether, this is a truly stunning location, ideal for those seeking tranquillity, natural beauty, and a deep connection to Scotland's wild north-west coast.



**McEwan Fraser Legal**  
Solicitors & Estate Agents

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



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.