




McEwan Fraser Legal

Solicitors & Estate Agents

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Bad Na Grianan

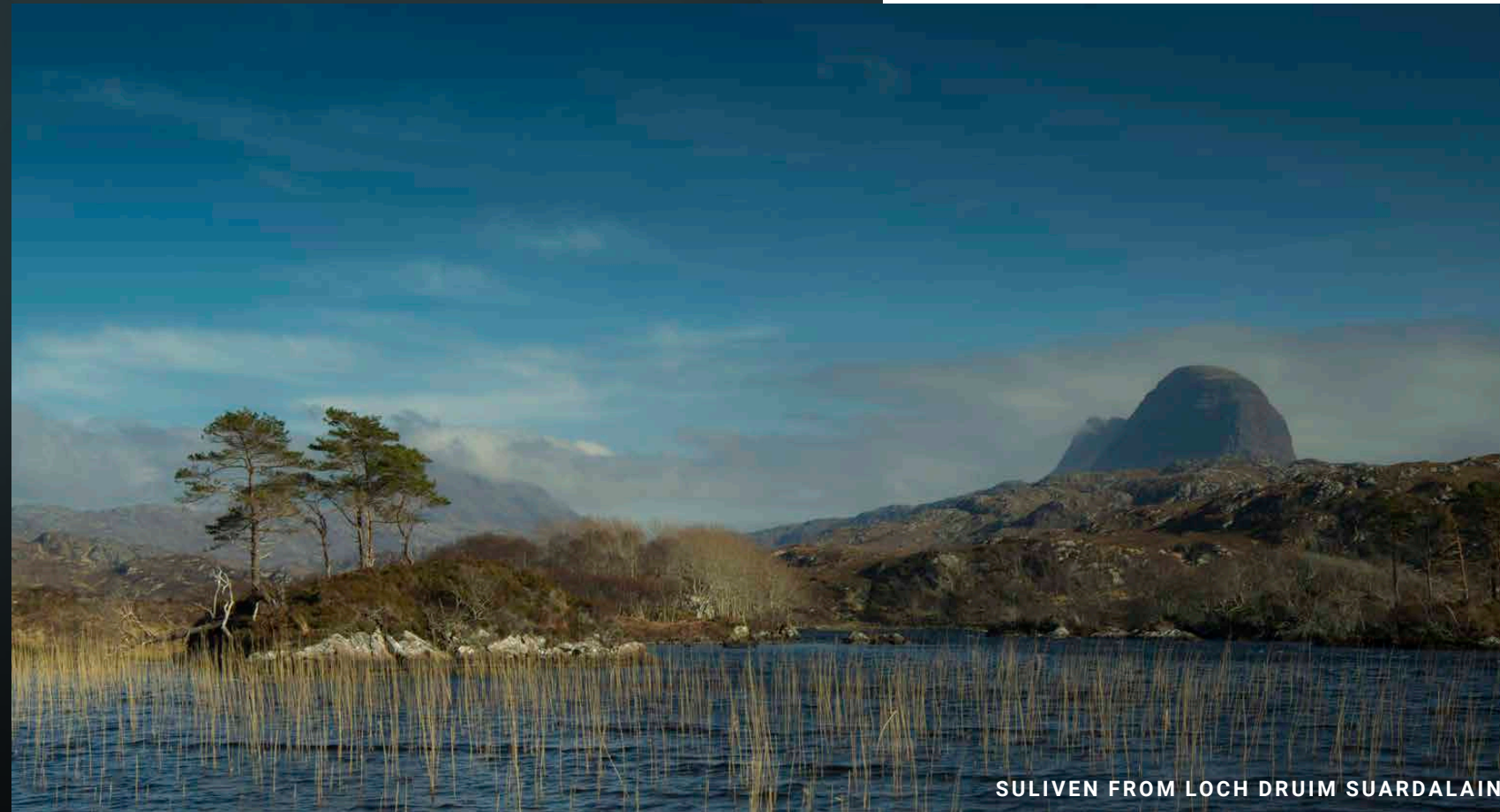
ACHMELVICH, LOCHINVER, LAIRG, HIGHLAND, IV27 4JB

THE LOCATION

Bad Na Grianan is located in a spectacular location taking advantage of wonderful views over lochs and hills. The property is a short distance away from some of the most beautiful sandy beaches found in the Highlands of Scotland including, Achmelvich, Clachtoll and Clashnessie. Lochinver is just over 3 miles away and has a variety of shops, restaurants, Post Office & medical centre. Primary school pupils are taught in Lochinver with senior pupils travelling to Ullapool High School.

Ullapool is 37 miles away to the south and has many facilities including supermarket and shops. Inverness, just over 2 hours' drive away is one of the fastest-growing cities in Europe and provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport offers both UK domestic connections and several international flights.

The Scottish Highlands are a magnet for lovers of the outdoors and the ruggedness of the North-west Highlands, often referred to as the last great wilderness in Europe, boasts some of the most beautiful beaches and mountains in Scotland.



SULIVEN FROM LOCH DRUIM SUARDALAIN



ADVRECK CASTLE



ACHMELVICH BEACH



BAD NA GRIANAN

McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this beautifully presented and very spacious, detached three-bedroom house located in an elevated location to take full advantage of the wonderful views over lochs and hills. The property was constructed around 15 years ago by Roy Homes Ltd.





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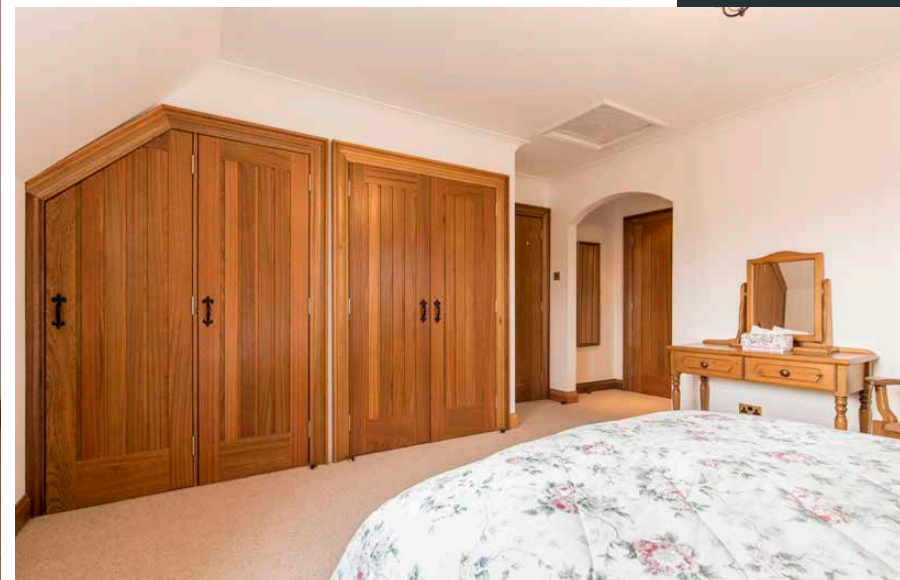
The generous accommodation is set over two levels with the ground floor consisting of entrance vestibule, hallway, bright double-aspect lounge with double doors to the hallway with cupboard space, farmhouse kitchen with ample units & cupboards, WC, utility room with pantry area and lower bedroom with en-suite shower room. The upper floor comprises of a landing area with cupboard space, two sizeable bedrooms, both with en-suite shower rooms (all three bedrooms have built-in storage space). Completing the first floor is an amazing upper sitting room with fantastic views and a large balcony.





BAD NA GRIANAN

There is also the potential for converting the outside store and upstairs sitting room into additional bedrooms. The property benefits from electric heating and double-glazing. The driveway provides parking for several vehicles. The property sits in an area of fully-enclosed garden ground amounting to approximately 0.5 acres. This beautiful yet versatile house would make a lovely family home or a superb Bed & Breakfast being ideally located close to the world-famous North Coast 500 driving route (NC500).





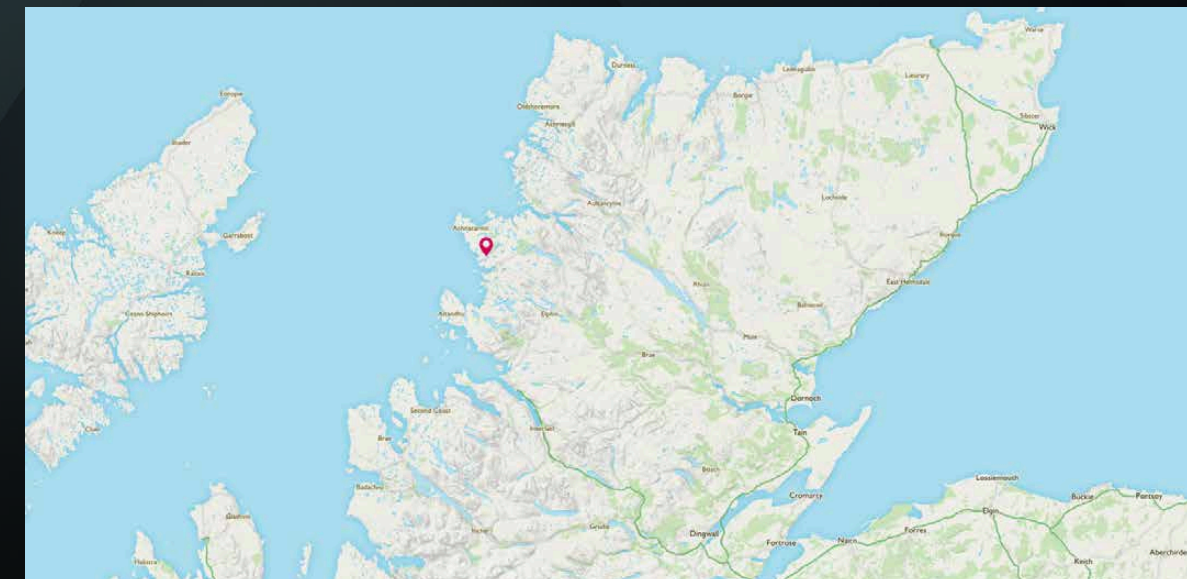
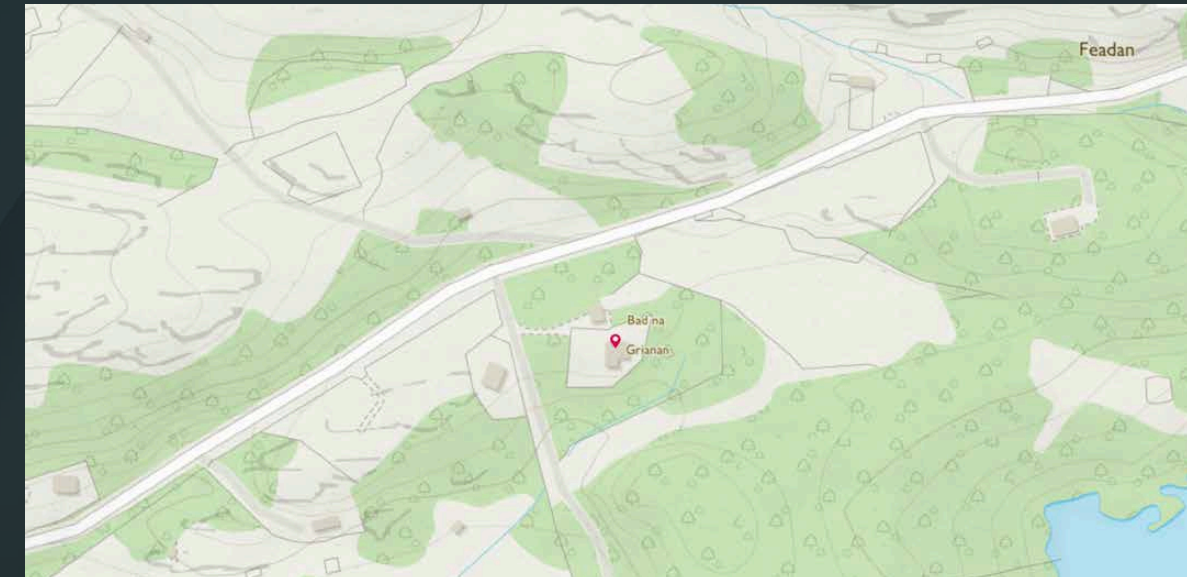
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.80m (15'9")
Kitchen	4.10m (13'5") x 4.00m (13'1")
Utility	2.60m (8'6") x 1.80m (5'11")
Storage	4.20m (13'9") x 2.80m (9'2")
Bedroom 3	4.80m (15'9") x 3.90m (12'10")
En-suite 3	2.50m (8'2") x 1.90m (6'3")
WC	2.00m (6'7") x 1.80m (5'11")
Sitting Room	6.00m (19'8") x 4.80m (15'9")
Bedroom 1	4.80m (15'9") x 4.00m (13'1")
En-suite 1	2.90m (9'6") x 2.00m (6'7")
Bedroom 2	4.20m (13'9") x 4.00m (13'1")
En-suite 2	2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²): 225m²

EPC Rating: C






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Part
Exchange
Available

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