

# Creagan Dearg

BALNACRA, STRATHCARRON, IV54 8YU



*A stunning fully refurbished 4 bedroom, 3 bathroom detached house with stunning views across Loch Dughail and the River Carron*



01463 211 116



[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 4-bedroom detached house, situated in the hamlet of Balnacra, Strathcarron, just outside the village of Lochcarron, on the famous North Coast 500 route. The property has stunning views across Loch Dughail and the River Carron.

The property has been fully refurbished from top to bottom by the current owner and is a true turn-key opportunity that you can enjoy from day one without the need to carry out any work at all.

# THE LOUNGE



Inside, the property comprises:

- Spacious open-plan lounge/diner with patio doors to the rear garden
- Fully equipped kitchen
- Utility room
- Conservatory
- Downstairs shower room
- One ground floor double bedroom

# THE KITCHEN



# THE CONSERVATORY



# THE SHOWER ROOM & UTILITY



# BEDROOM 4



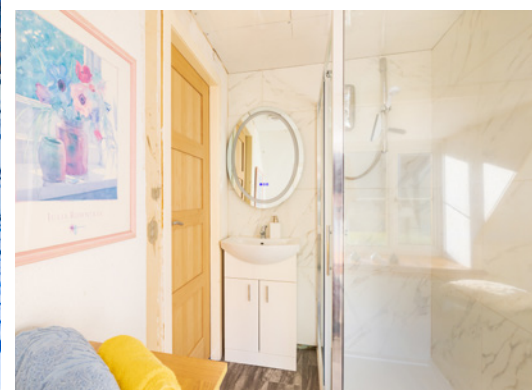


- Three double bedrooms upstairs, the master suite running the entire length of the left-hand side of the house
- En-suite shower room to master bedroom
- Family bathroom

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3

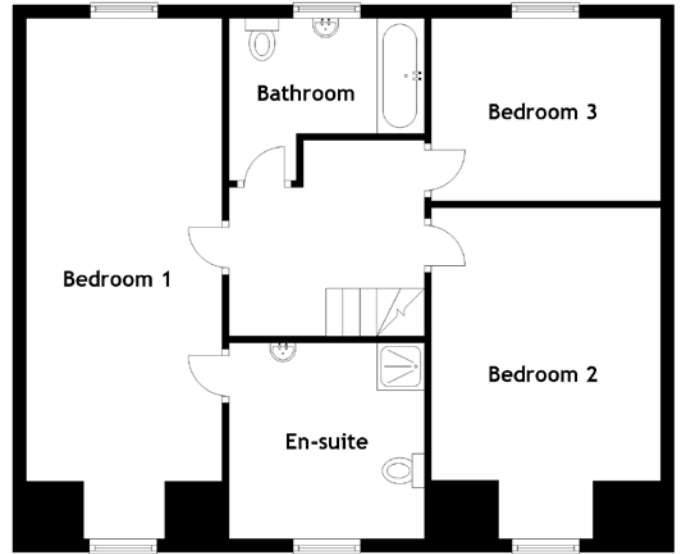
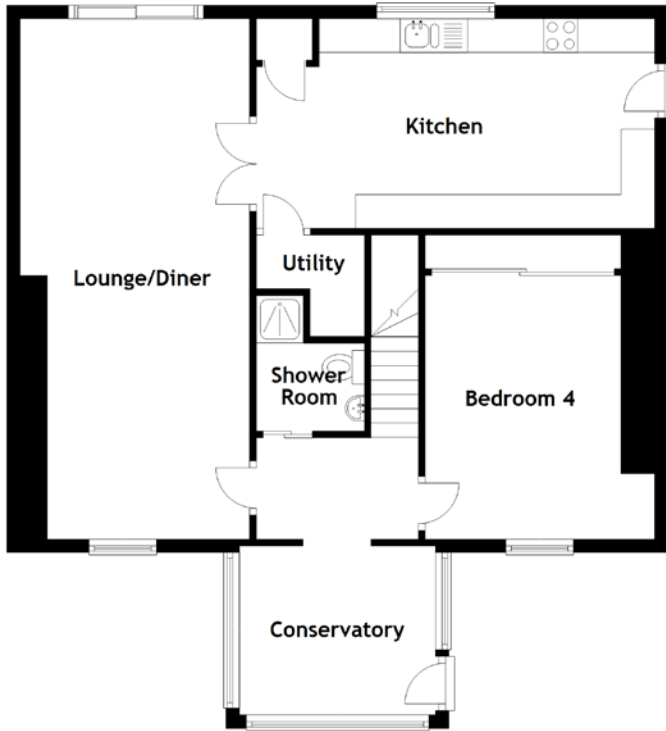


In addition, the property includes front & rear enclosed gardens, a driveway for multiple cars and a detached double garage. Creagan Dearg provides an ideal location from which to explore the Highlands and some of the Scottish Islands whether as a family home or holiday accommodation.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

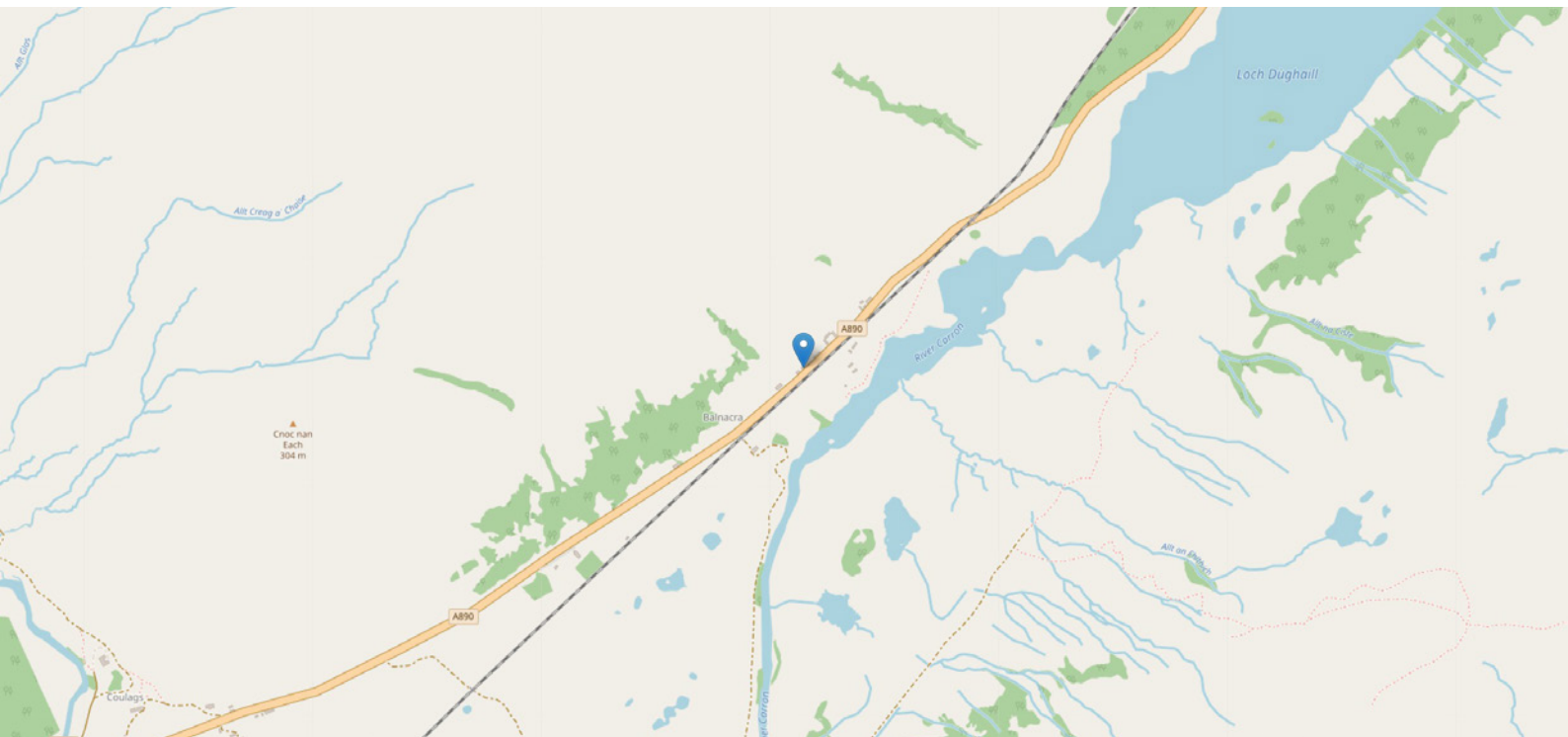
Ground Floor	
Conservatory	2.90m (9'6") x 2.50m (8'2")
Lounge/Diner	7.70m (25'3") x 3.40m (11'2")
Kitchen	5.90m (19'4") x 3.10m (10'2")
Utility	1.60m (5'3") x 1.50m (4'11")
Shower Room	2.30m (7'6") x 1.60m (5'3")
Bedroom 4	3.90m (12'10") x 2.90m (9'6")

First Floor

Bedroom 1	7.70m (25'3") x 2.90m (9'6")
En-suite	2.90m (9'6") x 2.50m (8'2")
Bedroom 2	4.90m (16'1") x 3.40m (11'2")
Bathroom	2.50m (8'2") x 2.40m (7'10")
Bedroom 3	3.40m (11'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 144m<sup>2</sup>

EPC Rating: F



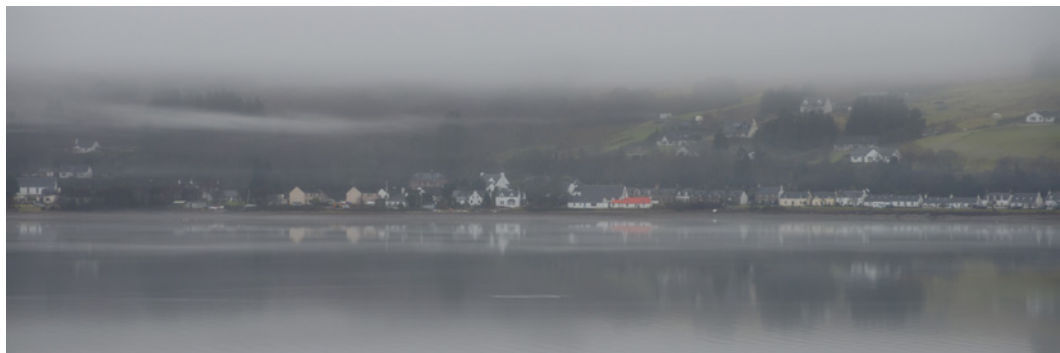
# THE LOCATION

The popular village of Lochcarron nestles along the shores of Loch Carron is approximately 7 miles away and offers stunning views, along with excellent facilities which include a general store, Post Office, mobile bank, library, garage, dental and medical centre, hotels and bistro. Supermarket home delivery is available direct to your door. Primary education, with a Gaelic medium unit, is provided in the village, with secondary education provided at nearby Plockton High School, to which pupils are transported daily.





Lochcarron is a popular tourist destination and nearby attractions include Eilean Donan Castle, the misty Isle of Skye and the world-famous Bealach an Ba' leading to Applecross. Reached via some of the most stunning scenery in Scotland. Inverness, The Highlands capital, is approximately 56 miles away and provides excellent shopping, leisure, and entertainment facilities along with excellent road, rail and air links to London Gatwick daily and beyond.



# 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)



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.