

Maryck, 371 Unapool

KYLESKU, LAIRG, IV27 4HW



Three bedroom detached home with simply stunning uninterrupted water views, with three acres of croft land and a detached barn



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McEwan Fraser Legal is delighted to present this three bedroom detached home, with uninterrupted water views that have to be seen to truly believe, you would be hard pushed to find a better spot in the North of Scotland.

The property sits on a large decrofted wrap-around garden with parking for multiple cars that has a gated entrance from the main road, it then has an additional 3 acres of croft land that leads down to the water's edge, with footpath access to the beach.

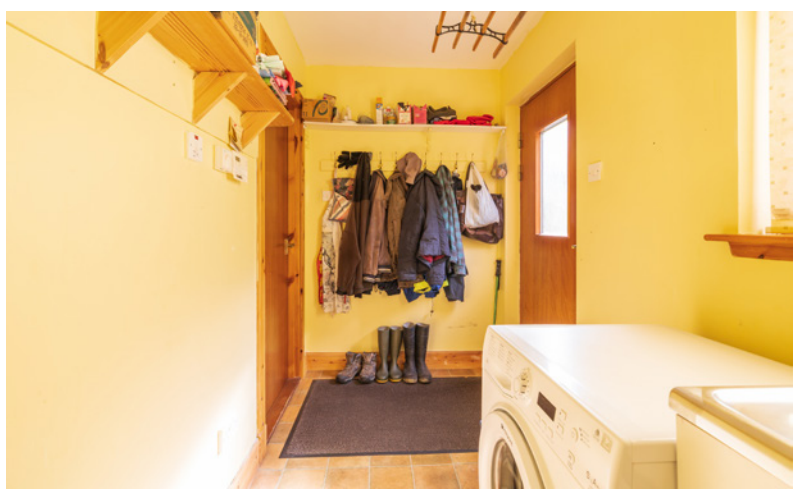
THE LOUNGE



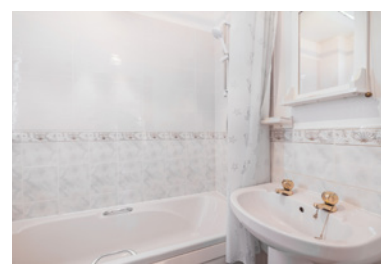
Inside, the property comprises:

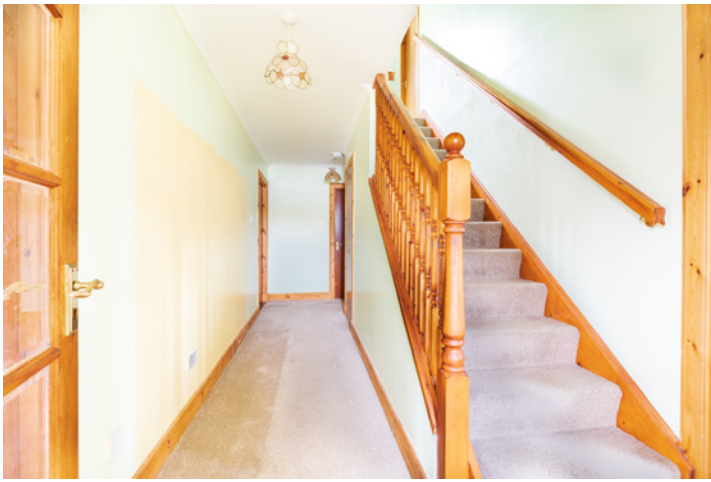
- Entrance porch
- Spacious lounge with views out to the water and doors to the patio
- Large open plan kitchen/ dining area
- One double bedroom on the ground floor with an en-suite bathroom

THE KITCHEN/DINER & UTILITY



BEDROOM 3



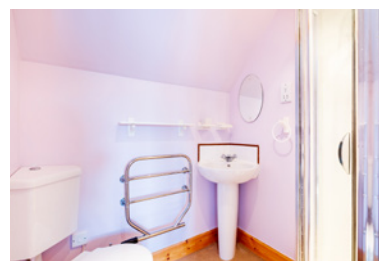


- Downstairs WC
- Two double bedrooms on the first floor both with en-suite shower/bathrooms and gorgeous water views

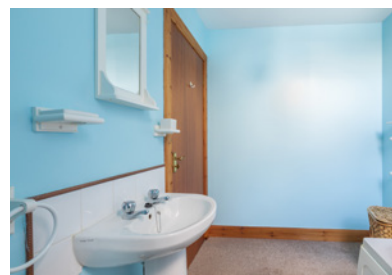
THE WC



BEDROOM 1



BEDROOM 2



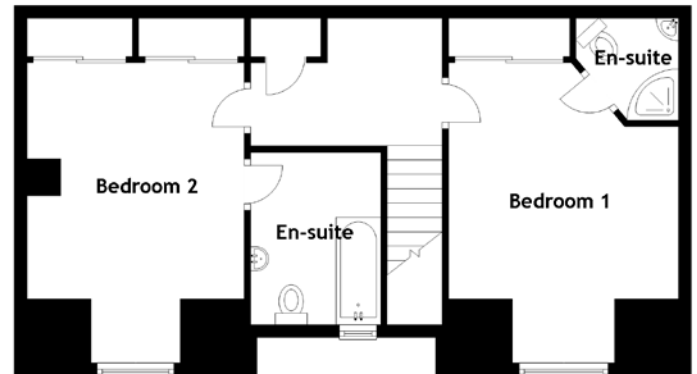
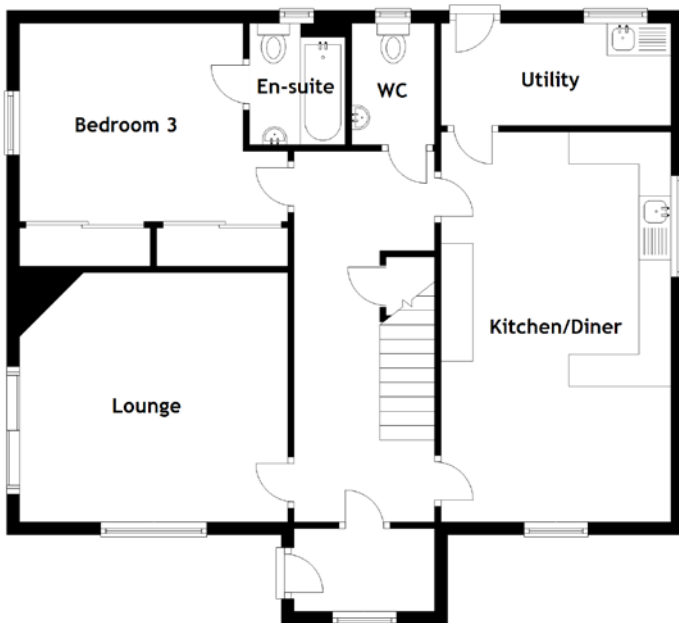
In addition, the property has a large barn/outbuilding on three acres of croft land. This is a rare opportunity to acquire a beautiful highland retreat that could be a family home, holiday home or a very lucrative B&B business that the previous owners had run in the past with 5-star google reviews.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



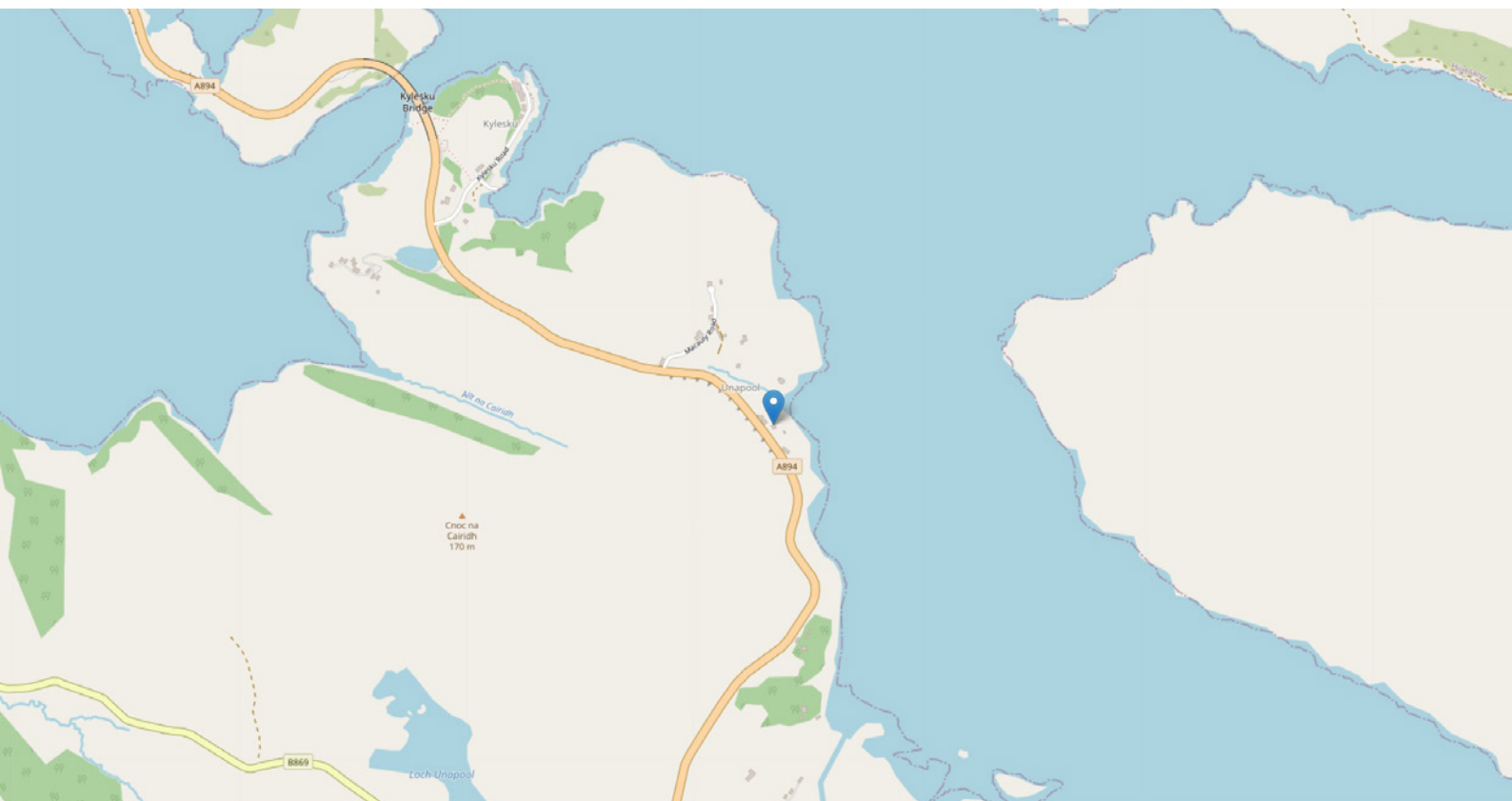
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.20m (13'9") x 3.90m (12'10")
Kitchen/Diner	6.10m (20') x 3.60m (11'10")
Utility	3.60m (11'10") x 1.60m (5'3")
WC	1.90m (6'3") x 1.30m (4'3")
Bedroom 3	4.20m (13'9") x 3.10m (10'2")
En-suite	1.90m (6'3") x 1.50m (4'11")

First Floor

Bedroom 1	4.70m (15'5") x 3.60m (11'10")
En-suite	1.60m (5'3") x 1.60m (5'3")
Bedroom 2	4.70m (15'5") x 3.40m (11'2")
En-suite	2.70m (8'10") x 2.00m (6'7")

Gross internal floor area (m²): 134m²
EPC Rating: D



THE LOCATION

The small fishing harbour of Kylesku Kylesku lies 1.5 miles North of Unapool. It has a craft shop on the pier and the Kylesku Hotel with a restaurant and bar. Boat trips are available from here to view the loch, the wildlife and the waterfalls. The thriving town of Ullapool is 40 miles South of Unapool and links the mainland to the Outer Hebrides by ferry. It has a good variety of shops including a large supermarket. There is a good choice of restaurants and pubs that hold regular live music sessions. A tourist information centre, petrol station and bank are among the other services available.





The villages of Scourie, Lochinver, Lairg and Durness are also within easy reach. Head north over the famous Kylesku Bridge and you will soon arrive at the beautiful, lonely beaches of Oldshoremore, Sandwood Bay, Balnakiel and Durness.

For further afield exploring you are spoilt for choice with places to visit such as Smoo Cave, Cape Wrath and the bird sanctuary on Handa Island. Explore the fascinating Drumbeg Road and Stoer Peninsula, the nature reserves at Inverpolly and Inchnadamph, or visit the impressive ruins of Ardvreck Castle and Calda House on the shore of Loch Assynt.



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