

# 41 Big Sand

GAIRLOCH, IV21 2DD



*AN INCREDIBLE 3 BEDROOM DETACHED  
HOUSE WITH UNINTERRUPTED VIEWS*



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McEwan Fraser Legal is delighted to present this incredible 3 bedroom detached family home, right on the water in Big Sand, with totally uninterrupted panoramic water views, including some of the islands as your backdrop.



The property has been well maintained by the current owners and is ready to unpack and enjoy the new surroundings, and wow they are possibly the best surroundings you could ask for along this West coast of the Highlands.





Inside, the property comprises of:

- Entrance porch
- Fully equipped modern kitchen with dining area
- Spacious living area with wood burner fireplace and water views
- Utility room
- Ground floor shower room
- Stunning conservatory that takes in the panoramic views from 3 sides
- 1 Ground floor bedroom that is currently a piano room/office
- 2 double bedrooms on the 1st floor
- Family bathroom with bath suite and shower cubicle
- Separate WC





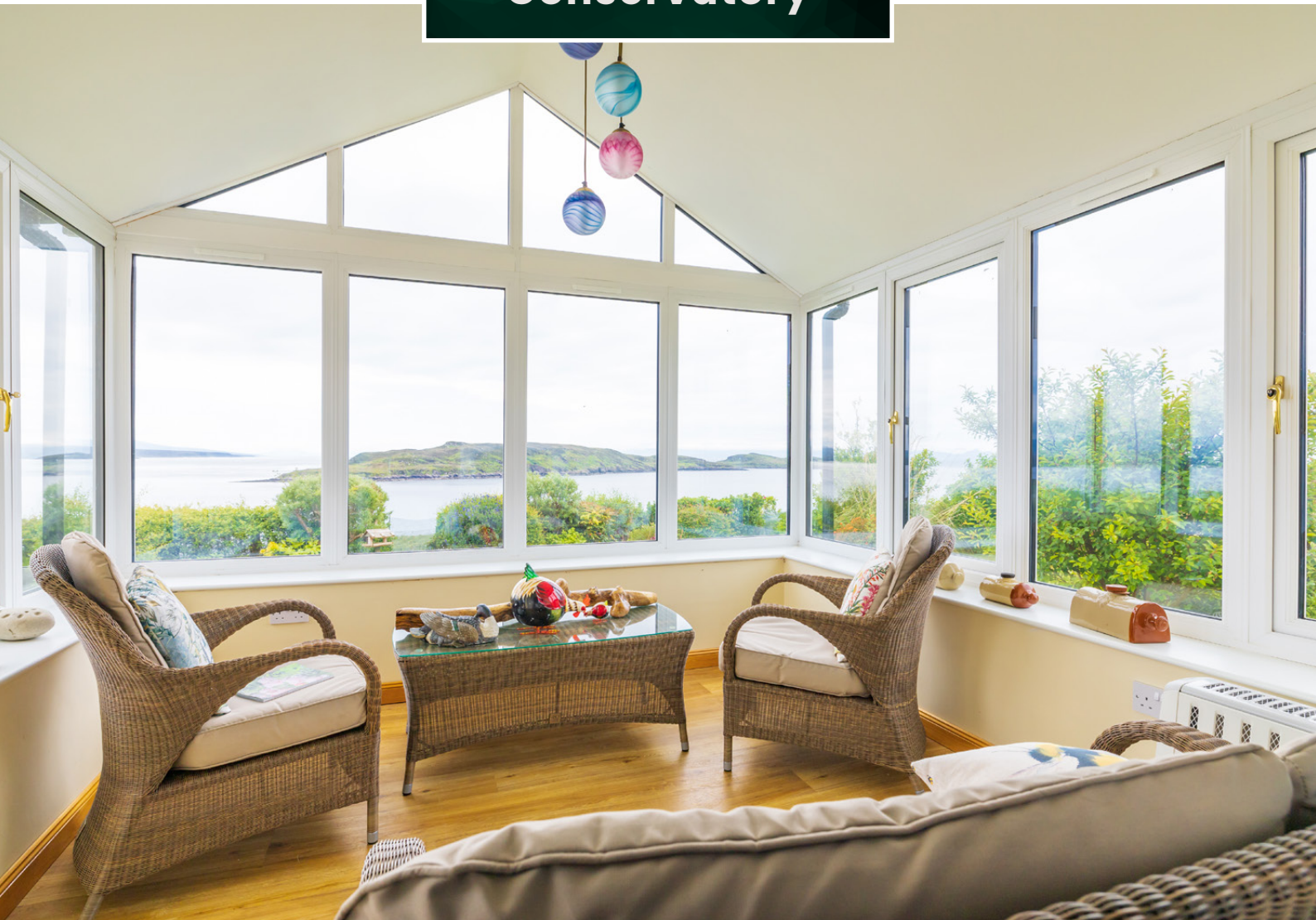
**Kitchen/Diner**







## Conservatory





**The Study**



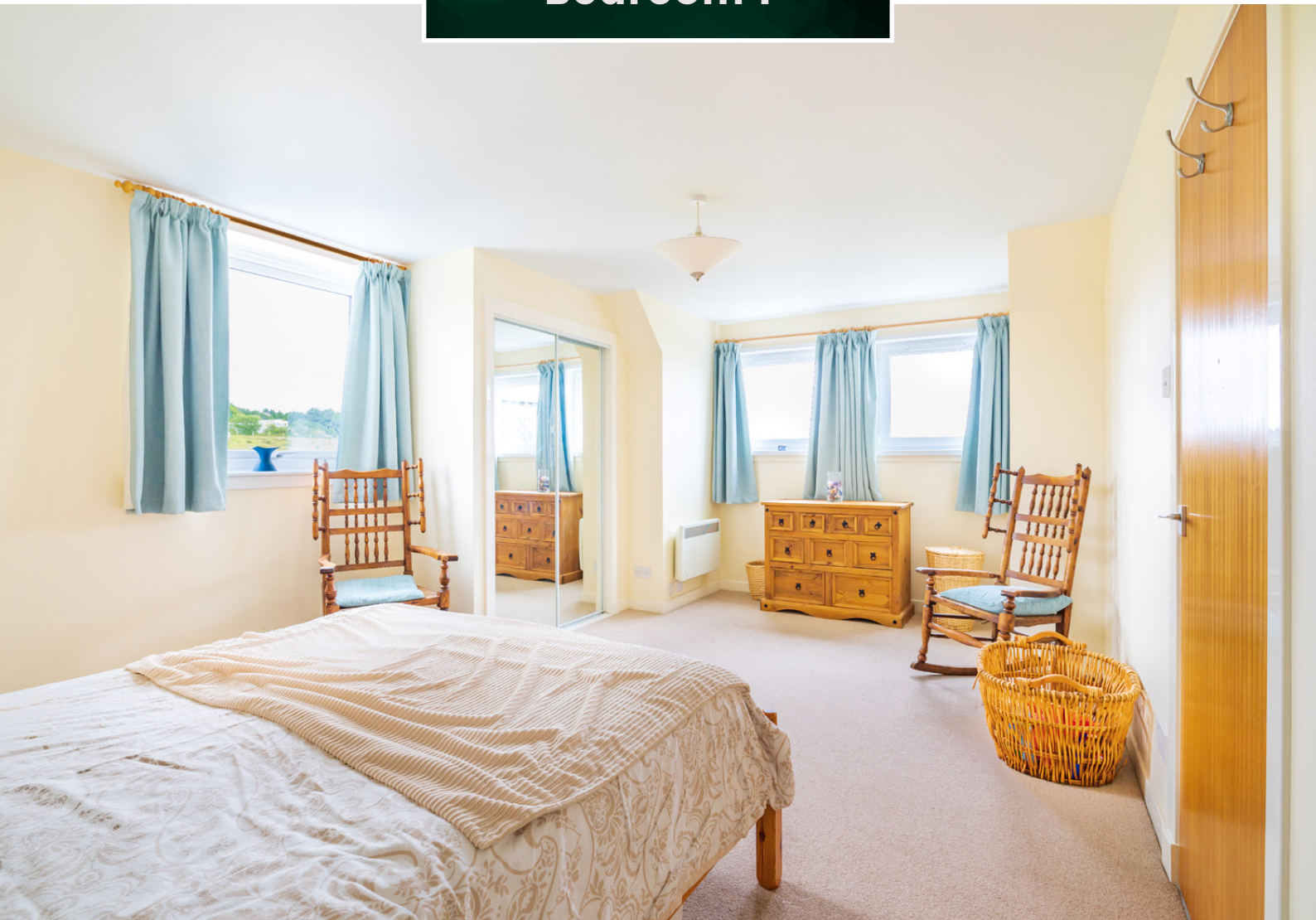








**Bedroom 1**





**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	8.30m (27'3") x 3.90m (12'10")	Shower Room	2.30m (7'6") x 1.70m (5'7")
Lounge	5.00m (16'5") x 4.80m (15'9")	Utility	2.30m (7'6") x 2.00m (6'7")
Conservatory	3.40m (11'2") x 2.90m (9'6")	WC	1.90m (6'3") x 1.70m (5'7")
Bedroom 1	5.50m (18'1") x 3.99m (13'1")		
Bedroom 2	5.50m (18'1") x 3.60m (11'10")	Gross internal floor area (m <sup>2</sup> ): 159m <sup>2</sup>	
Study	3.90m (12'10") x 3.60m (11'10")	EPC Rating: E	
Bathroom	3.40m (11'2") x 1.70m (5'7")		

In addition to this, the property includes a gorgeous garden, with gate out onto land leading to the water, a large garage and outside storage room and gated driveway parking area.

This is a wonderful opportunity for a detached family home on the water, a special waterside retreat or what could be a very lucrative holiday let business going forward due to its incredible location and local tourism levels.









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Big Sand is a small crofting village in the Highlands and is around 3 1/2 miles from the centre of Gairloch village. Big Sand as the name suggests is famous for its beach and it was named the Sunday Times Scottish Beach of the Year in 2022.

Gairloch has an abundance of local services including a GP practice and pharmacy, a general store, chandlery, gift shops, a fish shop, an outdoor shop, a farm and garden store, a newsagent, a hairdresser, a bank, a Post Office, filling station and an abundance of eateries including takeaway, cafes, and several hotels. There are both primary and secondary schools found in the village as well as the Toybox Children's Centre supplying daycare for children from three months to twelve years old.

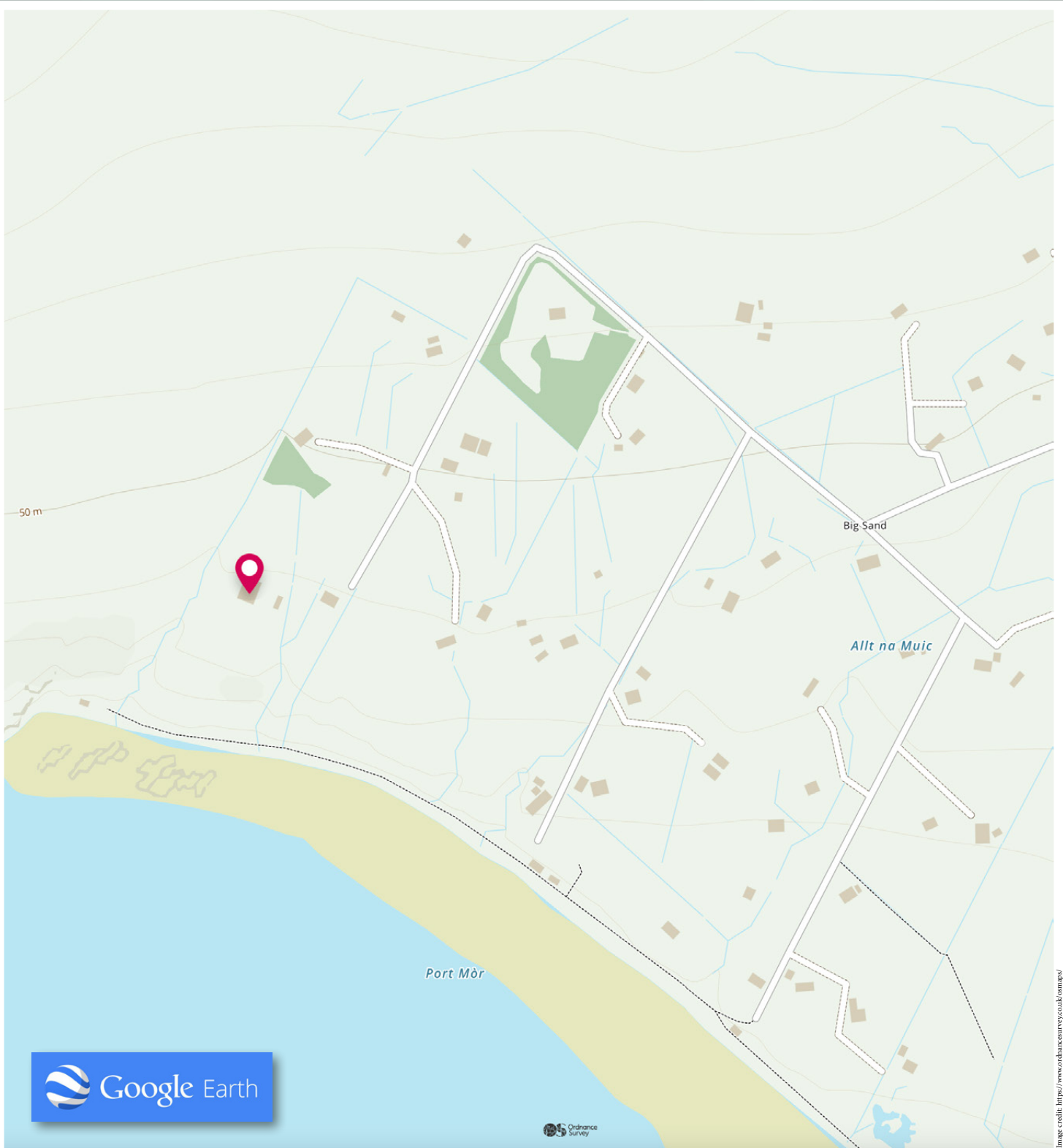
Not only do you have one of the UK's best beaches on your doorstep but also within easy reach is a wealth of wildlife in and around the area with tours from Gairloch Pier which look out for porpoises, seals, whales, or sea birds. There are excellent local walks available, a gorgeous nine-hole golf course, and river and loch fishing and stalking can be arranged at certain times of the year.

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For the active, further outdoor pursuits are available locally including rock climbing, abseiling, orienteering, pony trekking and sailing. There is a swimming pool at Poolewe six miles north of Gairloch. Beinn Eighe nature reserve is some sixteen miles south. Inverness is seventy miles away and has all the facilities you would expect from a city including excellent transport links by rail and air, with daily flights to and from London Gatwick

The local area has made the most from the popular touring route, the North Coast 500 which has increased the profile of this wonderful region and attracts tourists from all over the world.





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