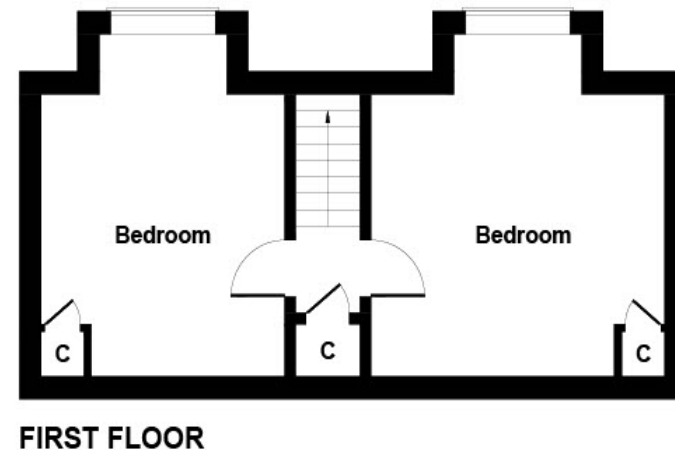
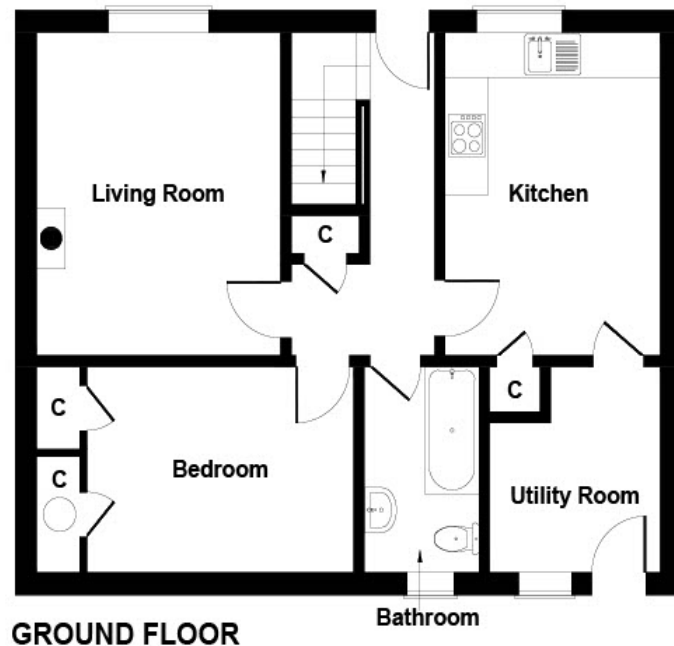


5 Innes Place, Kinlochbervie, IV27 4RW



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. All items of furniture are available under separate negotiation.

Heating

Air source heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

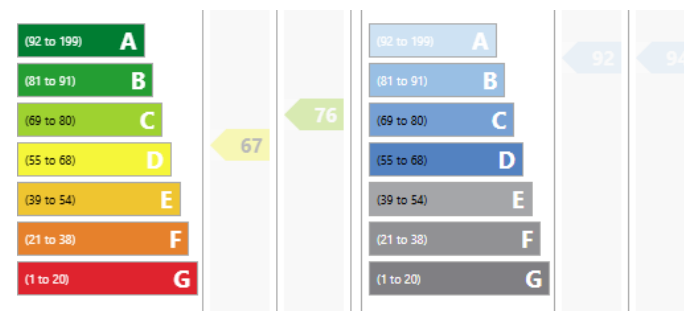
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £100,000
A full Home Report is available via Munro & Noble website.



5 Innes Place Kinlochbervie, Lairg IV27 4RW

Set within the charming West Highland seaside and crofting village of Kinlochbervie, this attractive three bedroomed end-terraced property enjoys spectacular uninterrupted views across Loch Inhard to the front, with croft land and rolling hills forming a picturesque backdrop to the rear.

OFFERS OVER £100,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



End-Terraced House



3 Bedrooms



1 Reception



1 Bathroom



Air Source



Garden



Shared Parking

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen



Utility Room



Bedroom One



Bedroom Two





Property Description

A rare opportunity to acquire a beautifully presented three bedroomed end-terraced home, enviably situated in the picturesque West Highland coastal village of Kinlochbervie. This charming property offers an exceptional blend of modern comfort and breathtaking Highland scenery. Benefitting from uPVC double glazing throughout and energy-efficient air source heating, the accommodation is ideally suited as a permanent residence, holiday retreat, or investment opportunity. The home is arranged over two floors, and the ground floor comprises of an entrance hallway, bright and spacious lounge, a single bedroom, a family bathroom, a kitchen/diner, and a utility room. The welcoming lounge is flooded with natural light and enjoys spectacular front-facing views across Loch Inchar. Boasting a multi-fuel stove set within a slate hearth and is complemented by a timber mantle creating an attractive focal point, adding warmth, character, and a cosy ambience to the room. The contemporary kitchen/diner is fitted with a range of wall and base mounted units, featuring contrasting black laminate worktops and tiled splashbacks. Integrated appliances include an electric oven and hob, and there is plumbing for a dishwasher, while a 1 ½ bowl stainless-steel sink with mixer tap and drainer completes the space. A large picture window perfectly frames the stunning loch views, creating a wonderful setting for everyday dining. Located to the rear of the property is the handy utility room offering additional storage and workspace, complete with fitted units, plumbing for a washing machine, space for a freezer, and providing direct access to the rear garden. The ground floor bedroom benefits from two fitted double wardrobes, providing excellent storage. A fantastic feature of this property is the abundance of storage that it provides with fitted facilities in each bedroom, the hallway and utility room. Completing the ground floor accommodation is the family bathroom which is fitted with a bath incorporating an electric shower and glazed screen, a pedestal wash hand basin, and a WC. On the first floor two generously proportioned double bedrooms can be found that enjoy elevated views across the loch and surrounding Highland landscape, creating peaceful and scenic retreats. Combining spacious accommodation, energy-efficient living and spectacular coastal views, this delightful home presents a rare opportunity to embrace life in one of the Highlands' most scenic and sought-after locations. Externally, the property is complemented by well-maintained gardens to both the front and rear. The enclosed front garden is mainly laid to lawn with paved areas, providing the perfect vantage point from which to appreciate the outstanding views across Loch Inchar. The rear garden is also predominantly laid to lawn and further benefits from paved seating areas, decorative stone chippings, and steps leading to an upper garden area, offering ample space for outdoor relaxation, entertaining, and enjoying the stunning natural surroundings. Kinlochbervie is a West Highland crofting community, with a huge fish-processing plant and modern harbour, with Primary and Secondary schools with a local Spar convenience shop. The local unspoilt scenery is a major drive of tourists to the area. Along a single-track road north west of the village, passed through the isolated community of Oldshoremore scattered above a stunning white-sand beach, is Blairmore from where visitors can take a 4 mile long walk to a scenic wild beach of Sandwood Bay backed by huge sand dunes and a loch. The beach is reputedly the most beautiful beach in Britain and offers nearly 1.5 miles wide pink sand flanked by cliffs. The bay is part of the Sandwood Estate which is run by the John Muir Trust.



Rooms & Dimensions

- Entrance Hall
- Kitchen
Approx 4.30m x 3.02m
- Utility Room
Approx 2.78m x 2.33m
- Bathroom
Approx 2.80m x 1.61m
- Bedroom Three
Approx 4.30m x 2.74m
- Lounge
Approx 4.38m x 3.39m
- Landing
- Bedroom One
Approx 4.59m x 4.13m
- Bedroom Two
Approx 4.58m x 3.40m

