

Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods, dining room table and chairs. Items of furniture are available if required.

Heating

Electric heating, with underfloor heating in the hallway, kitchen and bathroom.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

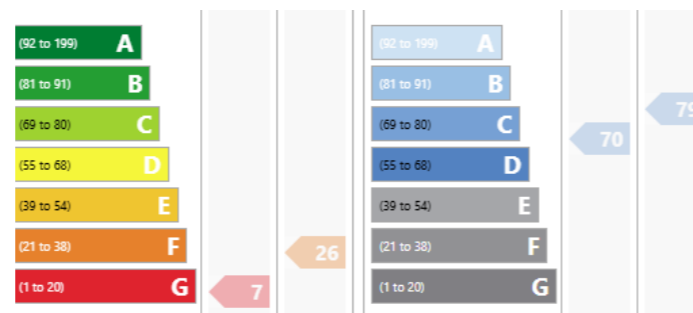
Home Report Valuation - £175,000

A full Home Report is available via Munro & Noble website.

Croft Valuation

£45,000

Crofting register number – C1600



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

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.



138 Kinlochbervie

Lair

IV27 4RP

A well presented, two bedroomed detached house with detached double garage and owner occupied croft, that is located in the sleepy village of Kinlochbervie.

OFFERS OVER £215,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Detached House



2 Bedrooms



1 Reception



Office



1 Bathroom



Electric



Garden + Croft
 3.064Acres



Garage



Kitchen/Diner



Kitchen/Diner



Office



Bedroom One



Bedroom Two





Lounge

Property Description

Surrounded by the rugged countryside and sandy bays, 138 Kinlochbervie is a perfectly positioned two bedroomed detached house, with owner occupied croft and boasts an elevated plot, affording spectacular views over Loch Innis and towards Mount Arkle. Early viewing is essential to appreciate the idyllic setting, as well as the clever use of glazing, which allows an abundance of natural light, generating a bright and airy environment throughout this charming home. It offers a number of great features including a modern kitchen and bathroom, double glazed windows, electric and underfloor heating, and a detached double garage. Inside, the inviting accommodation comprises an entrance porch which leads to the hallway (which has fitted storage facilities) a cosy lounge and a kitchen/diner with a small office off. Designed by the prestigious Howdens, the kitchen features a range of elegant wall and base mounted units with worktops and splashbacks, and a sink with mixer tap and drainer. Integrated appliances include an electric hob with fan over, an eye-level double oven, dishwasher and fridge-freezer. There is adequate space for a good sized table and chairs, making this the perfect spot for formal dining and entertaining. Upstairs there is a light and airy landing which gives access to the loft, two cupboards, and two double, front facing bedrooms. Completing the accommodation is the family bathroom. This stylish room benefits from underfloor heating, and its tastefully decorated with glossy wet-walling and comprises a double shower cubicle, a V/C, bathtub and vanity wash hand basin. Incredible views can be enjoyed from all aspects of the property, making this an ideal purchase for those looking for a quality home in this seldom available location.

Outside, the de-crofted garden grounds are generous in size and lay to the front elevation. They are laid to lawn with a variety of established shrubs, which adds a pop of colour to an already attractive garden and are enclosed by walling. The detached double garage has a useful pit, an up and over door and provides off-street parking for two vehicles.

The owner occupied croft land extends to approx. 3.064 acres (1.24 Hectares) with the land stretching down to the stunning Loch Innis and provides ample space for grazing, horticulture, or husbandry. The boundaries are formed by fencing, walling and mature hedging with access being granted from pathway and fence located to the left side elevation of the property.

Kinlochbervie is a scattered harbour village located in the north west of Sutherland. It is the most northerly port on the west coast of Scotland, and the village itself has a petrol station, a convenience store, primary and secondary schools, and a medical practice. The area is renowned for its natural beauty, and wildlife and has many visitors that enjoy the outdoor pursuits including climbing, hill walking and fishing.



Entrance Porch



Bathroom



Rooms & Dimensions

Entrance Porch
Approx 1.20m x 1.89m

Entrance Hall

Lounge
Approx 4.11m x 3.00m

Kitchen/Diner
Approx 2.99m x 4.11m

Office
Approx 1.96m x 1.96m

Landing

Bedroom One
Approx 4.17m x 3.10m

Bathroom
Approx 1.99m x 3.19m

Bedroom Two
Approx 3.10m x 4.14m

Garage
Approx 5.21m x 7.76m

