



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings.

Heating

LPG Gas.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

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

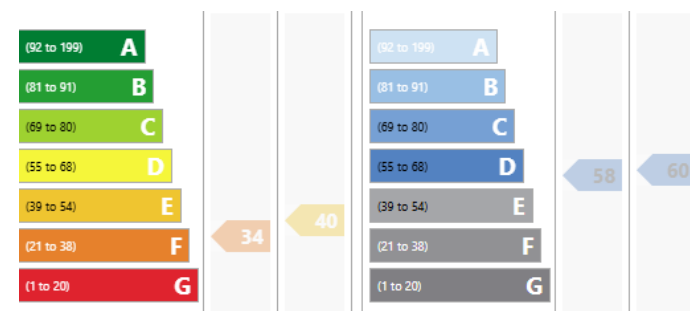
Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000

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



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

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.



4 Inver Terrace Lochinver, Lairg IV27 4LL

Nestled in the heart of the charming fishing village of Lochinver, this delightful three bedroom semi-detached home has breathtaking surroundings.

OFFERS OVER £120,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Semi-Detached House



3 Bedrooms



2 Receptions



1 Bathroom



LPG Gas



Garden



Outbuildings



Parking

Kitchen



Conservatory



Bedroom One



Bedroom Two





Lounge



Bathroom

Property Description

Situated in the picturesque village of Lochinver, this three bedroomed semi-detached house enjoys a lovely position with attractive views over the water. Complete with a conservatory, garden with a view, and off-street parking, the property offers an excellent opportunity for a variety of purchasers, including first-time buyers, young couples, families, or those looking for a holiday home or holiday let investment. While the accommodation would benefit from some modernisation, it offers excellent potential to create a comfortable home in one of the Highlands' most sought-after coastal villages. Arranged over two floors, the ground floor comprises an entrance hallway, a spacious lounge with a large front-facing window overlooking the water, allowing an abundance of natural light to fill the room. The lounge also benefits from a fireplace, providing the option of a cosy open fire. The fitted kitchen is equipped with a good range of wall and base units, laminate worktops, splashback tiling, and a stainless steel one-and-a-half bowl sink with mixer tap and drainer. There is plumbing and space for a free-standing cooker, washing machine and dishwasher, with a door providing access to the rear garden. A conservatory to the side of the property offers additional living space and access to the garden. Stairs rise from the hallway to the first-floor landing, where access to the loft and three well-proportioned double bedrooms can be found. The bright family bathroom is fitted with a WC, wash hand basin and bath with shower over, complemented by tiled walls. This home further benefits from new double glazing and LPG gas heating. Externally, the rear garden is mainly laid to lawn and enjoys attractive waterside views. It also houses the LPG gas tank and a useful garden shed. To the front elevation, there is private parking together with a paved area, providing an ideal space for outdoor dining and entertaining. Located within easy reach of the village's amenities, harbour, shops and schools, this property enjoys an enviable setting in the heart of Lochinver, surrounded by the spectacular scenery of Assynt and the North West Highlands.



Lounge



Bedroom Three

Rooms & Dimensions

- Entrance Hall
- Conservatory
Approx 3.72m x 2.15m
- Kitchen
Approx 5.16m x 2.59m
- Lounge
Approx 5.19m x 3.58m
- Rear Vestibule
Approx 1.31m x 1.31m
- Bathroom
Approx 2.04m x 1.70m
- Landing
- Bedroom Three
Approx 3.67m x 2.60m
- Bedroom Two
Approx 4.48m x 2.61m
- Bedroom One
Approx 4.48m x 2.61m

