




McEwan Fraser Legal
 Solicitors & Estate Agents
 01463 211 116

Sgurr Alasdair
 MAIN STREET, LOHCARRON, IV54 8YB



Area

Sgurr Alasdair is situated on the main street running through the village of Lochcarron. The pretty village of white-washed cottages lies on the shore of Loch Carron in the Wester Ross region of Scotland. This lovely village in the Western Highlands offers peace and tranquillity. With an abundance of wildlife and scenery, Lochcarron is an ideal location from which to

explore further the west coast of Scotland with easy access to the Isle of Skye, Applecross, Torridon and Gairloch. Close-by Attadale Gardens offers visitors the chance to explore ancient paths that wind through woodlands, over bridges, waterfalls and exotically planted ponds. Lochcarron also has its own 9-hole golf course in a superb lochside location and an excellent range of services including a grocery store, Post Office, medical centre and library. Leisure activities include sailing,

fishing, hill walking and mountain biking. There is a primary school in the village, with secondary school education at nearby Plockton High School (transport is provided locally). Inverness is located approximately 65 miles away providing all the amenities that you would expect from a city. Excellent transport links to major cities within the UK and Europe are provided by bus and rail links and with flights available daily from the Inverness Airport.



SGURR ALASDAIR

Property

PART-EXCHANGE AVAILABLE.

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this very attractive three-bedroom, detached Victorian cottage, situated in the West Highland village of Lochcarron overlooking the loch which gives the village its name. This lovely home has been extensively renovated in recent years and enjoys outstanding views over the

loch to the hills beyond.

The accommodation on the lower level consists of sun-room, lounge with exposed stonework and multi-fuel stove, dining-kitchen (including oil-fired Sandyford range cooker, fridge/freezer, washing-machine & dish-washer) and snug lounge with multi-fuel stove in stone hearth.

The upper accommodation consists of lounge landing area, three bedrooms (one with exposed stone wall) and family shower room. There is a small garden area to

the front of the property with a terraced rear garden giving lovely views over the loch. There is also an existing lean-to structure at the rear of the property which is currently fitted with a shower and WC which could allow further development.

The property also benefits from oil fired central heating and double glazing.

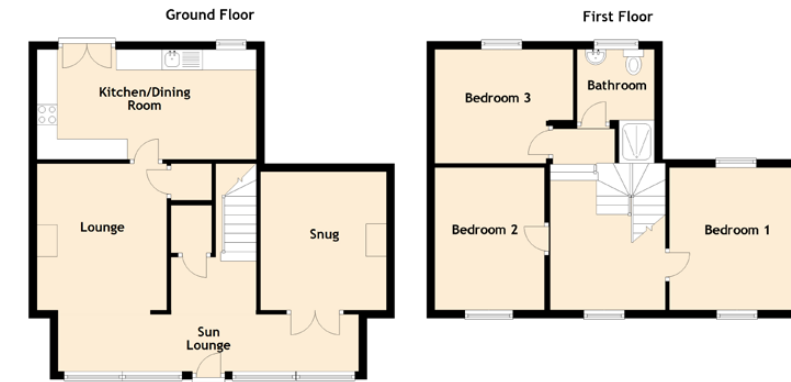
This wonderful dwelling in an amazing location would be ideal for a family or holiday home.





SPECIFICATIONS

FLOOR PLAN & LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

GROUND FLOOR

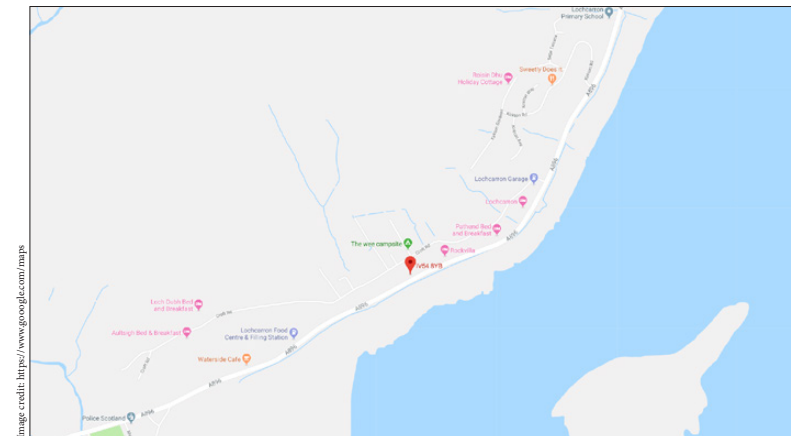
Lounge	3.60m (11'10") x 3.20m (10'6")
Kitchen/Dining Room	5.40m (17'9") x 2.70m (8'10")
Sun Lounge	7.40m (24'3") x 1.40m (4'7")
Snug	3.40m (11'2") x 3.10m (10'2")

FIRST FLOOR

Bedroom 1	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.30m (7'7")
Bedroom 3	3.40m (11'2") max x 2.80m (9'2")
Bathroom	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²) : 94m² // EPC Rating : E

EXTRAS (included in the sale) : Oil-fired Sandyford range cooker, fridge/freezer, washing-machine & dish-washer.





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Part
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