





McEwan Fraser Legal

Solicitors & Estate Agents

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Otterburn, 28 Melvaig, Gairloch

MELVAIG, GAIRLOCH, HIGHLAND, IV21 2EA













Views of the Melvaig coastline, Giarloch Bay & The Property Exterior

GAIRLOCH, THE HIGHLANDS

Otterburn is spectacularly situated and lies within the scattered coastal hamlet of Melvaig, close to the fishing village of Gairloch in the Northwest Highlands. The property is in an elevated location offering stunning views of the Isles of Skye, Harris and Lewis across The Minch.

The Beinn Eighe Biosphere Reserve and the Torridon Mountains are just a short distance away with numerous sandy beaches and bays located in the Melvaig, Gairloch & Red Point area. Wester Ross is also part of Western Europe's largest area of Dark Skies and sights of shooting stars and the Northern Lights (Aurora Borealis) can sometimes be seen.

Gairloch sits on the world famous North Coast 500 driving route, attracting visitors at all times of the year to enjoy the breathtaking scenery. The village has a varied amount of restaurants and hotels with Gairloch High School offering secondary schooling.

Inverness, approximately 80 miles away, provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with the northwest Highlands often referred to as the last great wilderness in Europe.

OTTERBURN ONE


Kitchen










Lounge

OTTERBURN, 28 MELVAIG

McEwan Fraser Legal is delighted to offer a unique opportunity to purchase this recently modernised five-bedroom cottage, located in a spectacular coastal location close to Gairloch in Wester Ross. The cottage is located a short distance from the seashore and offers stunning views of the Isles of Skye, Harris and Lewis, across The Minch, where you may also catch glimpses of basking sharks, otters and sea eagles. The property is currently operated as a successful letting business due to the flexible layout.

The great attraction of this property is the fact that the accommodation can be split into two self-contained units, both enjoy separate entrances with the convenience of an internal door, allowing total flexibility as to how the layout can be utilised. It would be possible to use one unit as a permanent home whilst letting out the other as a holiday let or Bed & Breakfast accommodation, or alternatively as one large family home.

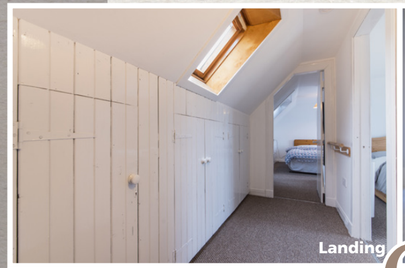
Otterburn One consists of sun room at the front with open views to the sea, an open-plan lounge/diner/kitchen with a feature fireplace suitable for a wood-burning stove. This space comes complete with a dishwasher, washing machine, fridge, freezer, integrated electric hob, oven, extractor, and microwave. Upstairs there are two bedrooms, both with sea views, a box room and a shower room with basin and WC.






Conservatory

OTTERBURN ONE


Landing

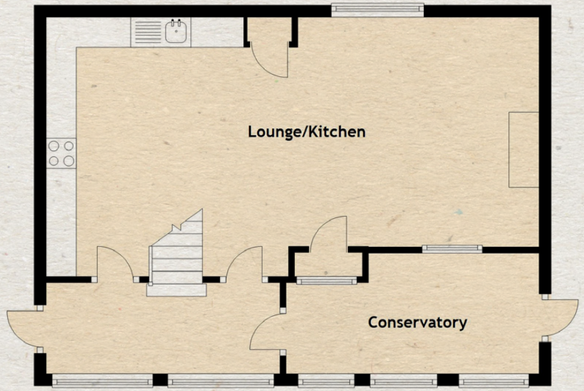

Bedroom Three

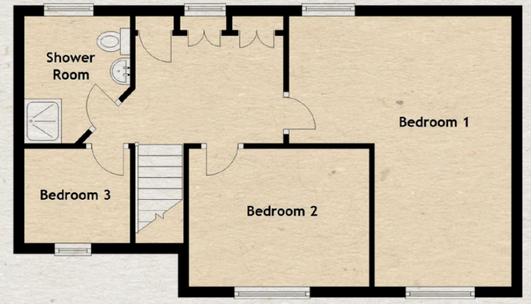

Shower Room

BEDROOMS & BATHROOM


Bedroom One


Bedroom Two





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	8.18m (26'10") x 4.30m (14'1")
Conservatory	4.20m (13'9") x 2.00m (6'7")
Bedroom 1	4.50m (14'9") x 4.20m (13'9")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	2.00m (6'7") x 1.90m (6'3")
Shower Room	2.00m (6'7") x 1.33m (4'4")

Gross internal floor area for both properties (m²)

180m²

EPC Rating for both properties

F

Extras
(Included in the sale)

White good as specified. Other contents may be available by separate negotiation.

OTTERBURN TWO











Lounge/Dining Room/Kitchen

OTTERBURN, 28 MELVAIG

Otterburn Two has similar accommodation with sun room at the front which could also be made separate, open-plan lounge/diner kitchen on the lower floor. The kitchen comes with a dishwasher, washing machine, fridge, freezer, integrated electric hob, oven, extractor and a microwave. There is also a shower room (with basin and toilet) adjacent to the lounge/diner/kitchen area. The utility room completes the lower level of this section of the property. Upstairs, there are two spacious bedrooms. Again, both of these rooms offer sea views.

The property further benefits from double glazing and modern economy electric heating with superfast broadband also available at the property, if required.

The property sits in a substantial area of garden ground enclosed by a 6-foot fence and comes with a variety of pens suitable for keeping hens or animals. There are a number of wooden sheds which can be used for storage or a small workshop. In addition, a stone bothy is adjacent to the property which currently provides useful storage space but could possibly be developed into further letting opportunities. Parking for a number of vehicles is available at the property.

This is a wonderful lifestyle opportunity to purchase a family home/retirement/holiday home/Bed and Breakfast/guest house in an idyllic coastal location.





Conservatory

OTTERBURN TWO


Shower Room

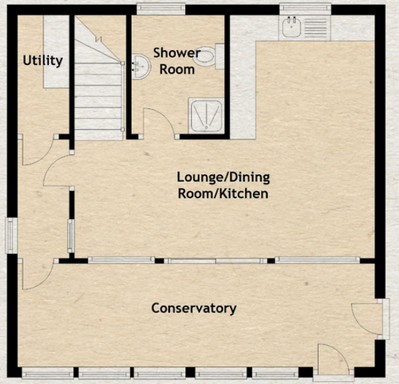

Shower Room

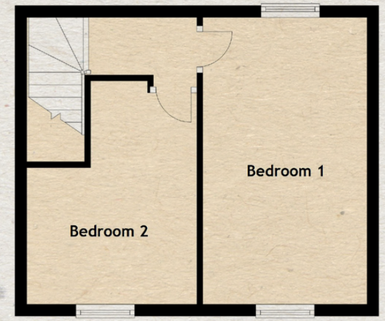

Bedroom One

BEDROOMS & BATHROOM


Bedroom One


Bedroom Two





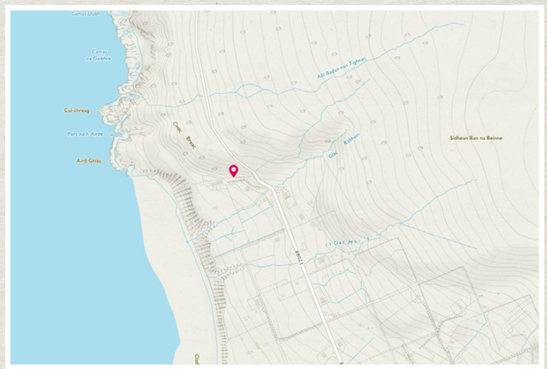
SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge/Dining Room/Kitchen	5.80m (19') x 4.70m (15'5")
Conservatory	6.90m (22'8") x 2.00m (6'7")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	4.88m (16') x 2.80m (9'2")
Shower Room	2.30m (7'7") x 1.80m (5'11")

Extras
(Included in the sale)

White good as specified. Other contents may be available by separate negotiation.















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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
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