



Colonsay

Drumbeg, Lairg, Highland, IV27 4NW

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Introduction

Colonsay is a delightful three-bedroom property, enjoying views to Loch Drumbeg, set in the rural village of Drumbeg on the beautiful West Coast of Scotland.

Bright sitting room with multi-fuel stove and stylish kitchen/dining room with integrated Bosch appliances.

Three double bedrooms with excellent storage.

Family bathroom and ground floor shower room.

Gated driveway with off-street parking



Colonsay is a well-presented and spacious property which offers flexible family accommodation over two floors, finished to an excellent standard throughout. The property has recently had a new modern kitchen and upstairs bathroom installed. It has oil fired central heating and is fully double glazed.

A gate leads from the road to a path and thereafter to four steps and a UPVC door, which opens into an entrance vestibule. The entrance features wood panelling and a tiled floor, with a glazed door leading into the main hallway which has a useful understairs store.

To the right, the bright and generously proportioned sitting room has a large picture window to the front and patio doors to the rear, providing direct access to the garden. A multi-fuel stove set on a slate hearth with a wooden mantle creates a charming focal point. There are two dresser style storage cupboards with shelving above.

To the left of the hall is the kitchen/dining room, fitted with an excellent range of floor and wall units in a stylish bottle green finish with wooden work surfaces. The kitchen is well equipped with a Belfast sink and integrated Bosch appliances including an oven, ceramic hob, dishwasher and fridge. It has quality tiled flooring. The dining area offers ample space for a large table, ideal for both everyday family use and entertaining.

A door leads through to the utility room, which houses a Bosch washing machine, fridge and separate Bosch freezer. A door opens to the driveway.



An inner hallway with built-in storage gives access to two double bedrooms. Bedroom two has floor-to-ceiling mirrored wardrobes, while bedroom three enjoys views over the garden.

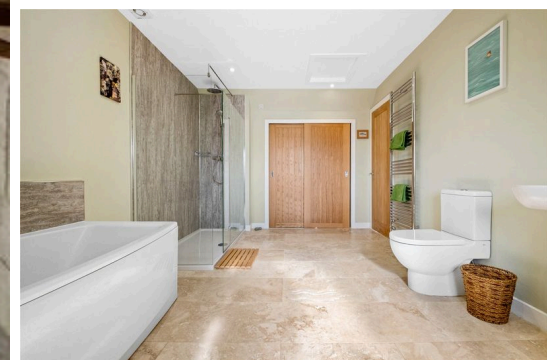
The ground floor is completed by a shower room comprising WC, wash hand basin and a large walk-in shower with electric shower.

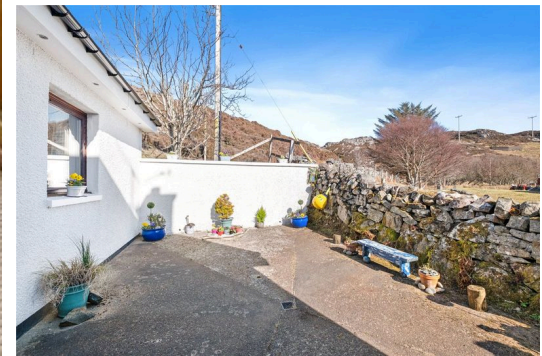
On the upper floor, the principal bedroom is particularly spacious and features a front-facing window with open views, along with three sets of mirrored wardrobes providing excellent storage.

There is a large family bathroom with WC, wash hand basin, bath and separate shower with wet wall panelling and a drench head shower. There is natural travertine flooring with electric underfloor heating.

Externally, the property is set within well-maintained garden grounds. The front garden is laid to lawn and bounded by walling and timber fencing, while to the rear there is a private walled garden accessed from the living room, ideal for outdoor seating. A gated driveway to the side provides ample parking.







Location

Colonsay is set within the small and picturesque village of Drumbeg. Despite its peaceful and remote feel, the village offers a selection of local amenities including a well-stocked village store with delicatessen, a hotel, bar and restaurant serving both locals and visitors and a coffee shop. A wider range of facilities can be found in Lochinver, the principal village of Assynt. Lochinver provides everyday essentials including a grocery store, butcher, primary schooling, medical services, fuel, a leisure centre and a number of popular cafés and restaurants, as well as an active harbour. The area is also well known for its thriving tourism scene and outdoor pursuits.

The harbour village of Ullapool, approximately 38 miles away, offers a broader range of shops including a supermarket, banking facilities, hotels, restaurants and cultural attractions. Ullapool also remains an important transport hub, providing ferry services to Stornoway via Caledonian MacBrayne.

The city of Inverness lies around 94 miles to the south and provides an extensive range of amenities including retail parks and shopping centres, a theatre, cinema, rail connections and a wide choice of hotels, bars and restaurants. Inverness Airport offers regular domestic flights and an increasing number of European routes, with connections to major UK hubs including London.

The property is situated on the highly regarded Assynt Peninsula, an area renowned for its striking landscapes, iconic mountains such as Sulven and Quinag, and its rich natural environment. The coastline is dotted with white sandy beaches and clear turquoise waters, with Achmelvich Beach among the most celebrated.



Plans

175 sq m

Colonsay, Drumbeg, Lairg, Highland, IV27 4NW

Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Details

Local Authority

Highlands and Islands Council

Council Tax

Band = E

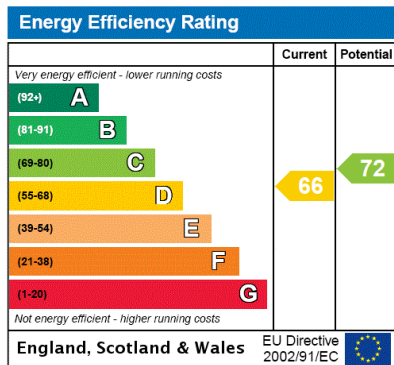
Tenure

Freehold

EPC

EPC Rating = D

Colonsay



Services & Additional Information

Services

Mains water and electricity
Satellite WiFi

Directions

From Inverness, head north-west on the A9, crossing the Kessock Bridge. Take the exit onto the A835 towards Ullapool.

From Ullapool, follow signs for the A894 north towards Lochinver. Continue along this road for approximately 25 miles until you reach a right turning signposted Kylesku. Turn right and continue for 5.2 miles. When you reach the signpost for Drumbeg, turn left and take the single-track road, after approximately 8.5 miles when entering Drumbeg, Colonsay is on the right-hand side before you reach the Hotel.

What3Words [///duck.fittingly.rooks](https://www.what3words.com/duck.fittingly.rooks)

NOTE

The neighbouring hotel has a servitude right over the driveway for emergency evacuation of the 6 bedrooms and fuel delivery.

Drumbeg, Lairg, Highland, IV27 4NW

Offers Over £260,000



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Published: March 2026

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