2 Canisp Road

Lochinver, Lairg, IV27 4LH

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Introduction

Well presented, three-bedroom, detached property set in an elevated position enjoying water views in the popular village of Lochinver in Sutherland.

2 Canisp Road is a spacious and well-presented, three-bedroom detached property which is decorated in neutral colours throughout.

It is full double glazed and has electric heating plus an underfloor warming system to the conservatory, hall and kitchen.



The property enjoys open views to the sea and sits in beautiful garden grounds which offer excellent privacy.

The property is accessed from the driveway by steps which lead up through the gardens. There is also a separate vehicular access to the side.

A UPVC door leads into the conservatory which is double glazed to all sides and has a tiled floor.

A glazed door opens to the dining room which has a window to the front overlooking the garden. It has a central feature of an open fire (presently not working) on a tiled hearth with cast-iron surround and wooden mantle.

A door leads to the hallway which has a built-in storage cupboard. There is an external door to the front garden, stairs to the upper floor and access to the sitting room, which again has a window to the front and a central feature of large fireplace, with inset woodburning stove on a stone hearth with wooden mantle.

An opening leads to the kitchen which then has a tiled floor. There are two large built-in storage cupboards and a good range of units in walnut effect with a granite effect worksurface. There is a Creda washing machine, electric oven with four-ring hob and Lec fridge freezer. Dual aspect windows to the front and side overlook the gardens. A door leads to the front garden.





Returning to the hall and staircase with a stair lift rises to the upper floor landing which gives access to the bedrooms and bathrooms.

To the right of the hall is bedroom one which is a double room with a window to the front overlooking the garden.

There is a single room with a Velux window and a further double room with a window to the front, again overlooking the garden. There is also a drying room which offers excellent storage.

To the end of the landing is a family bathroom with WC, wash hand basin and bath in white with electric shower over. There is also a large shower room which has a shower cubicle with electric shower, a WC and wash handbasin over a vanity unit. Dual aspect windows offer plenty of light.

External
The gardens are mainly laid to lawn and planted with mature trees and bushes which is bounded by stock fencing.

There is a lovely burn which trickles through the garden and there are plenty of seating areas to enjoy the lovely views to the sea. The rear of the garden has mature bushes and trees creating a screening which offers a great amount of privacy.

To the rear of the property is a useful storage cupboard, which was formerly the scullery.

There is a garage measuring 4.6m x 6.1m which has power. There is a gravel parking area for two cars to the front of the garage.





















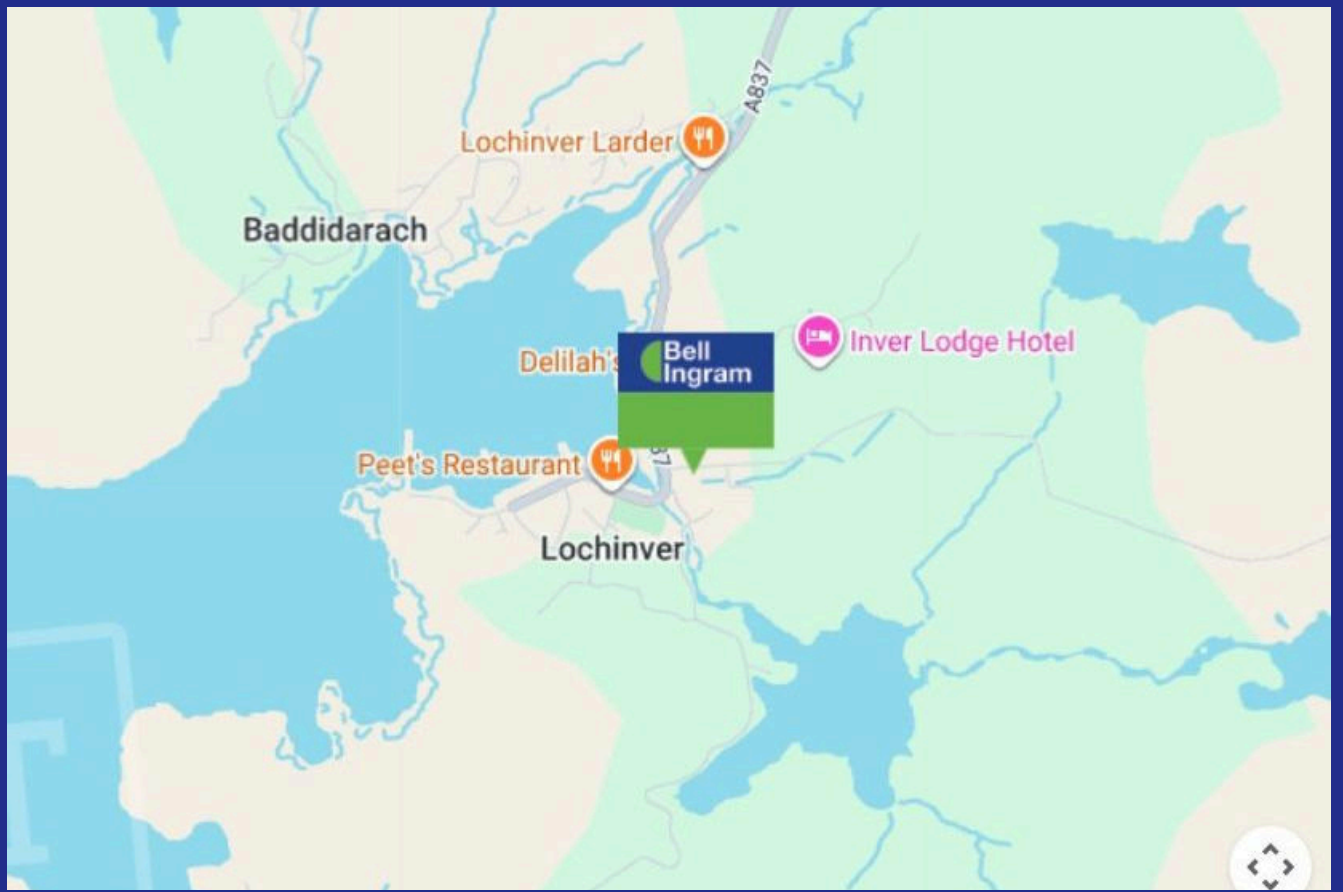
Location

2 Canisp Road is situated in the village of Lochinver, set amongst spectacular scenery on the West coast of Scotland and close to The Suilven and Canisp mountains.

The location has an abundance of birds and wildlife. Beautiful sandy beaches can be found at Achmelvich, Clachtoll and Achiltibuie.

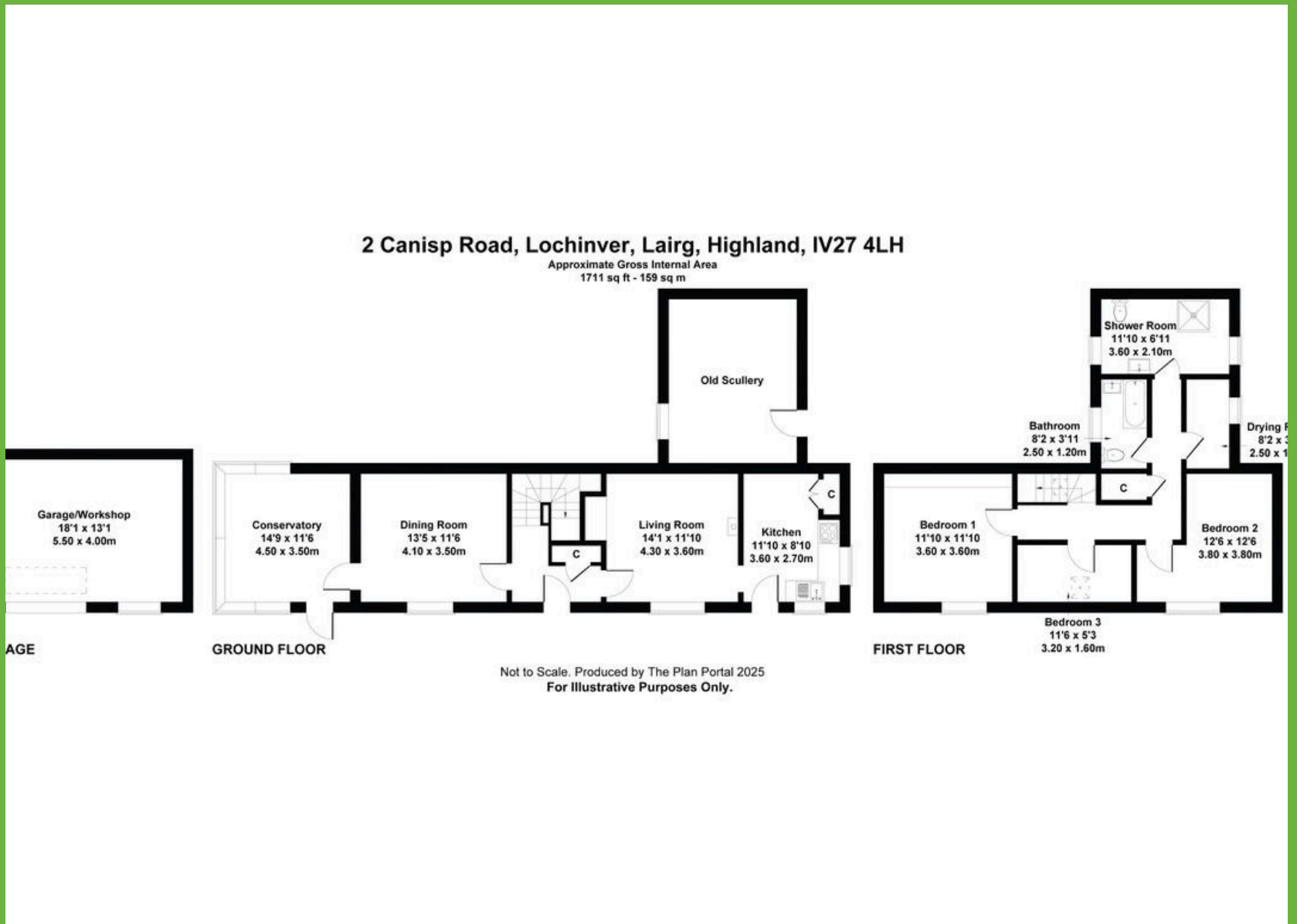
Lochinver is the main village of Assynt with a range of shops, accommodation and other services. It is a charming fishing village with many attractions including a small Marina and busy harbour.

There is a local primary school and high school education can be found in Ullapool to which a bus runs daily.



Plans

159 sq m



Details

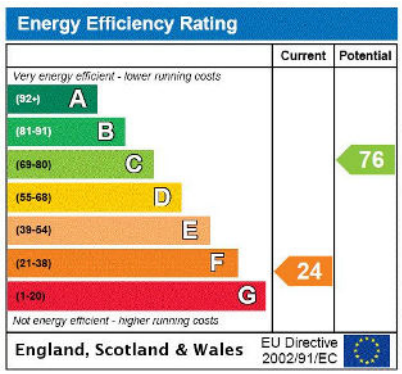
Local Authority
Highlands and Islands Council

Council Tax
Band = C

Tenure
Freehold

EPC
EPC Rating = F

2 Canisp Road



Services & Additional Information

Mains water and drainage.

Electric heating and electric underfloor warming system to conservatory, hall and kitchen.

Directions
From Inverness take the A9 north and then the A835 to Ullapool at the Tore roundabout. Continue on the A835 turning left onto the A837 at the Ledmore "T" junction.

On entering Lochinver, continue through the village until you see the traffic lights and Canisp Road is the road on the left before the traffic lights. Number 2 is on the right-hand side, and you can park in front of the garage.

What3Words///spenders.shadowing.lofts

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