



The Weighbridge Bothy

Balblair, Invershin, IV27 4ET

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**Bell
Ingram**

Balblair, Invershin, IV27 4ET



Offers Over £115,000

Property Description

This well-presented and fully furnished studio property offers bright, open plan accommodation in a peaceful rural setting, with pleasant woodland views. The property is ready for immediate use and would suit a range of purchasers including those seeking a holiday let or first-time buy. There is good development potential to extend the property (subject to necessary consents). Externally, there is ample parking and easily maintained garden ground. The property has modern electric heating. Weighbridge Bothy is accessed by a hardwood door which opens to the entrance porch, which is fitted with a coat rack and has laminate flooring. The laminate flooring continues throughout the property. A door leads into the open plan studio accommodation. The studio is fully furnished, incorporating a well-equipped kitchen area with a good range of cream wall and base units with wooden work surfaces. Integrated appliances include a Neff oven and microwave, Lamona ceramic hob, Lamona fridge and freezer, and an under-counter Candy washing machine. A Belfast sink with decorative tiled splashback completes the kitchen space. The room comfortably accommodates a dining table, seating area with three-seater settee and double bed. There are dual aspect windows enjoying rural and woodland views. From the main living space, a door leads to the rear porch, which has a glazed door opening to the side garden. There is a double wardrobe with sliding doors providing ample storage. A further door leads to the shower room. The modern shower room comprises a WC, wash hand basin set on a vanity unit with three drawers, a built-in airing cupboard housing the water tank, and a corner shower unit with wet wall panelling and mains drench head shower over. Externally, the garden grounds include a patio area to the side, a gravel area to the front, and generous off-street parking. The property is bounded by stock fencing, post and wire fencing, and natural boundaries including ornamental trees. There is also a large garden shed located to the rear.



Plans

Approx. gross internal floor area
48 square meters

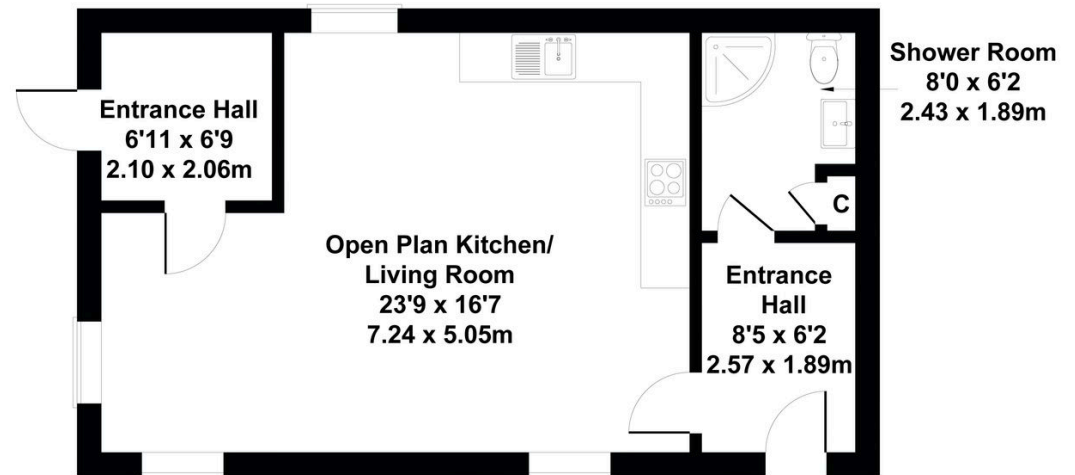
Location

Bonar Bridge is located 2.5 miles to the east and has a wide range of well serviced shops, restaurant, doctor's surgery, cottage hospital, library, and golf course. The area is well known for salmon and trout fishing, golf, hillwalking, nature observation and mountain biking and gives ready access to the north, west and east coasts and all the wonderful scenery that lies within northern Scotland. There are railway stations with regular services to Inverness and Thurso at Invershin, Ardgay and Lairg.

The village of Lairg lies 7.5 miles to the north and also offers a range of shops and services, similar to Bonar Bridge. There are primary schools in Bonar Bridge and Ardgay with secondary schools in nearby Dornoch, Golspie and Tain.

The Weighbridge Bothy, Balblair, Invershin, Lairg, IV27 4ET

Approximate Gross Internal Area
517 sq ft - 48 sq m



Not to Scale. Produced by The Plan Portal 2026
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Details

Local Authority

Highlands and Islands Council

Council Tax

Band = To be assessed

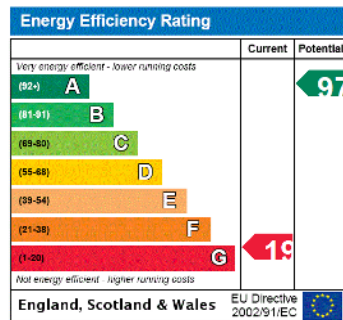
Tenure

Freehold

EPC

EPC Rating = G

The Bothy



Services & Additional Information

Mains water and electricity plus broadband connection
Drainage to septic tank

Directions

Cross the Bonar Bridge and continue left through the village for a further two miles on the A836. Take the left-hand turn, just before the parking sign, and the Bothy is immediately ahead.

[What3Words///hairstyle.freshest.onlookers](https://www.what3words.com/hairstyle.freshest.onlookers)

Note

There is excellent scope to extend the current property, to create additional space as required by new owners (subject to necessary planning consents).

Enquire



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