



The Cottage

Lochinver, Lairg, Highland, IV27 4LE

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Introduction

Four-bedroom cottage, set in the popular Highland village of Lochinver.

In need of upgrading and modernisation throughout.

Letting potential offering an on-site source of income to the owner.

Easy access to the amenities available in Lochinver and close to woodland walks.

Off-street parking.



The Cottage is a spacious four-bedroom property which is fully double glazed and has oil fired heating. The building was the former Earl of Sutherland's dairy and dates from 1872.

The Cottage is in need of modernisation but offers excellent scope for family living and has the potential to let a part of the building, offering on site income.

The property is accessed from the driveway to an entrance vestibule which features tiled flooring and provides access to the main accommodation. The kitchen sits off the inner hall and has dual-aspect windows to the front and side. It is fitted with a range of units and incorporates a built-in oven, ceramic hob and integrated fridge.

Also on the ground floor is a large, fully tiled wet room with WC and wash hand basin. Plumbing is in place for a bath or shower. A separate laundry room houses the boiler and includes a tumble dryer and washing machine.



From the hallway, a door leads to the main sitting room, with windows to the front and side. A staircase rises from here to bedroom one, which is a double room with timber flooring and two Velux windows set into the coombed ceiling.

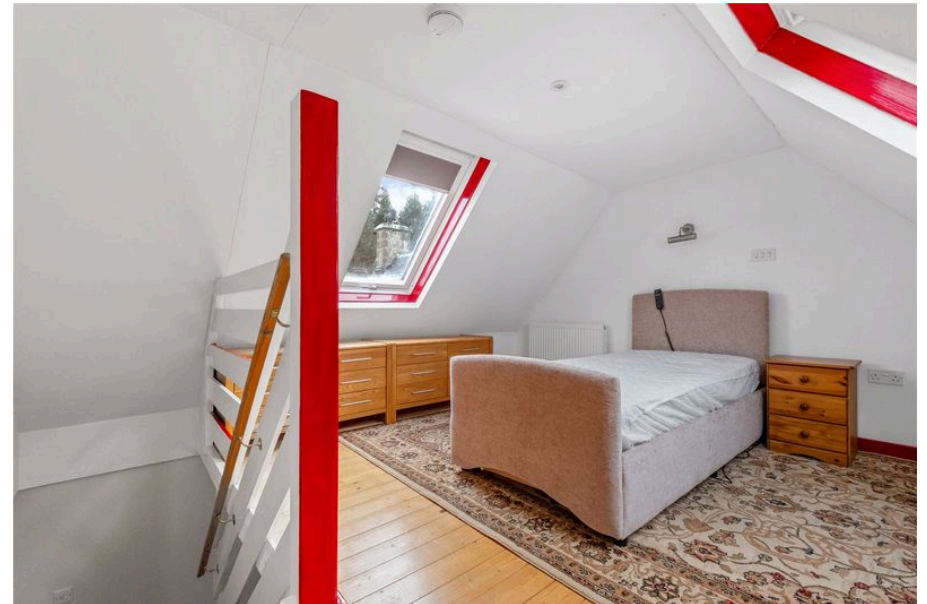
Returning to the entrance vestibule, a door to the right opens into a further sitting room, which includes a range of fitted floor and wall units and a sink. A corridor leads to a shower room with WC, wash hand basin and shower cubicle with electric shower. There is useful built-in storage beneath the stairs.

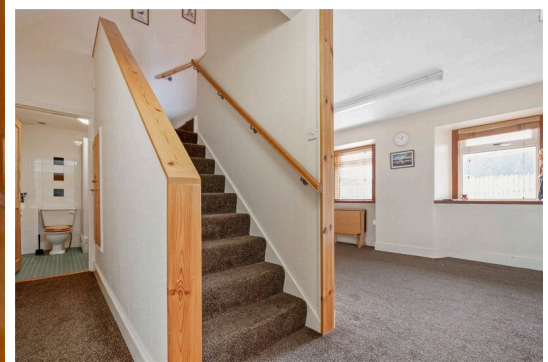
From this sitting room, a door opens to bedroom two, a double room with windows to the front and side, there is a built-in cupboard, and a separate WC with wash hand basin.

A staircase rises to bedrooms three and four, both double rooms with coombed ceilings and windows to the front.

External

The garden grounds are mainly gravelled with planted beds and borders. There is a useful shed and parking for several vehicles.







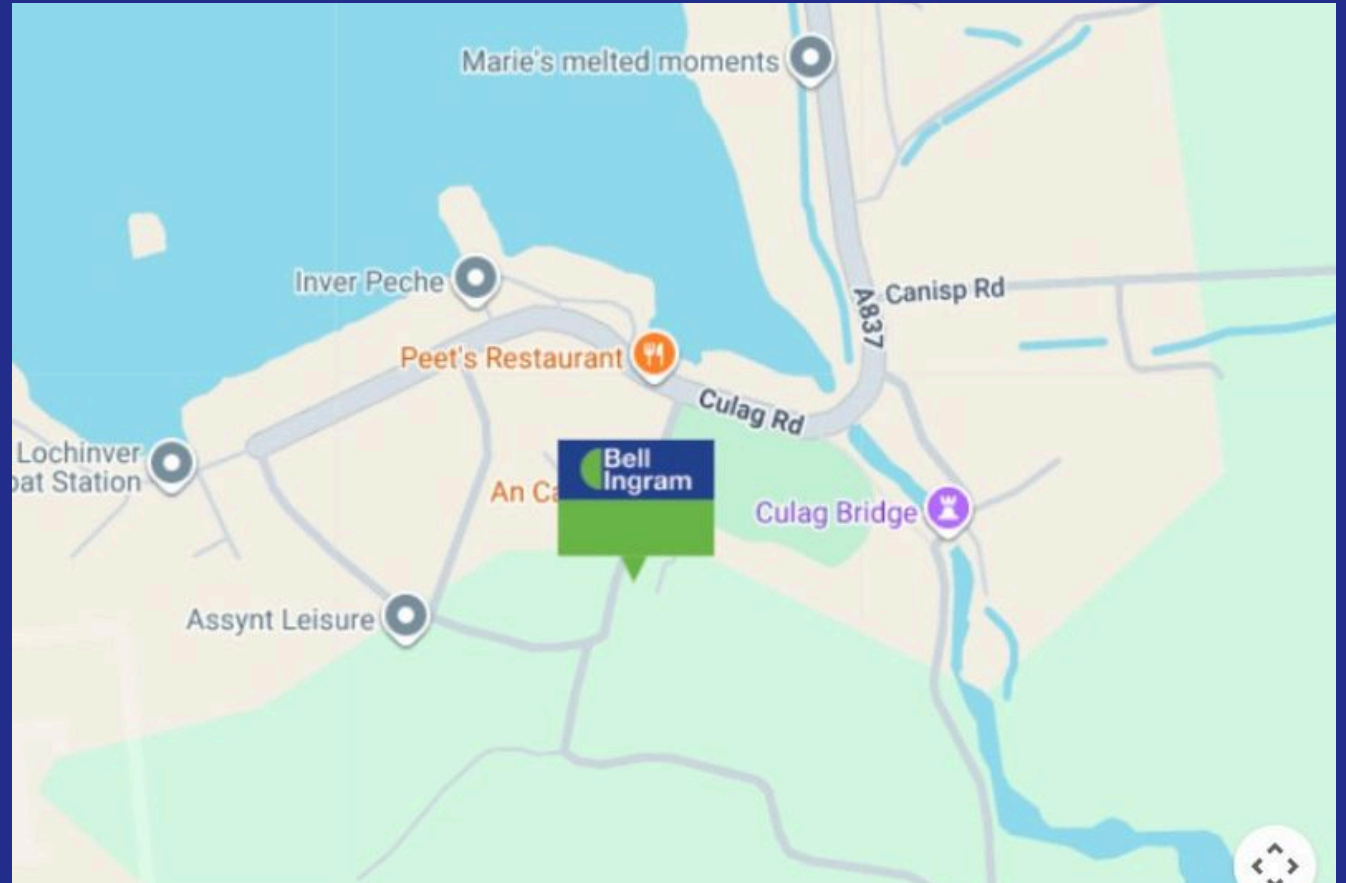
Location

The Cottage is situated in the village of Lochinver, set amongst spectacular scenery on the West coast of Scotland and close to The Sulven 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.

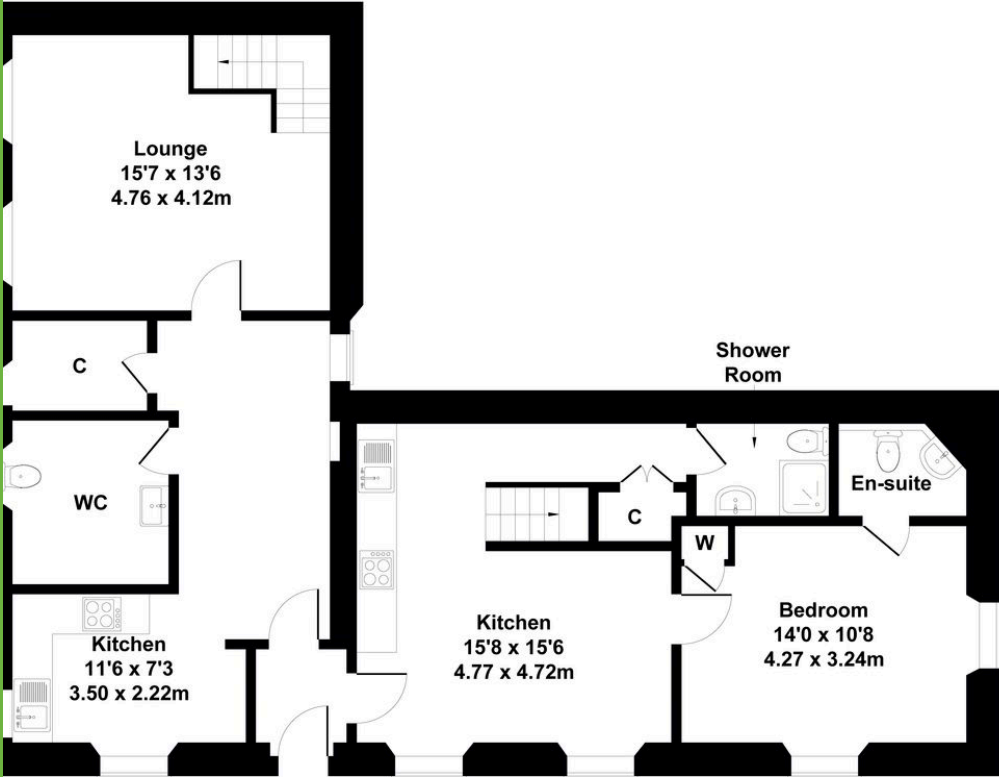


Plans

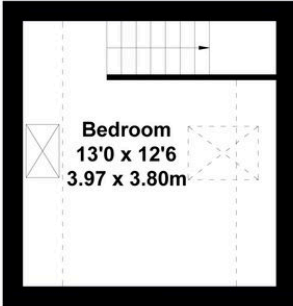
148 sq m

The Cottage, Culag Square, Lochinver, Lairg, Highland, IV27 4LE

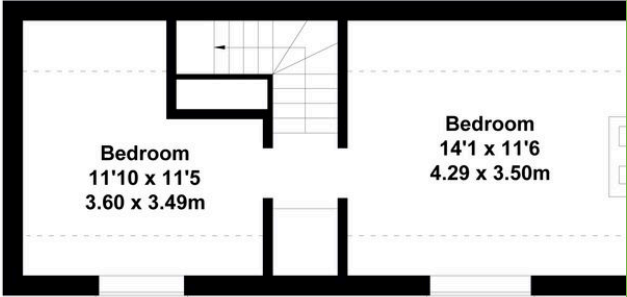
Approximate Gross Internal Area
1593 sq ft - 148 sq m



GROUND FLOOR



FIRST 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 = C

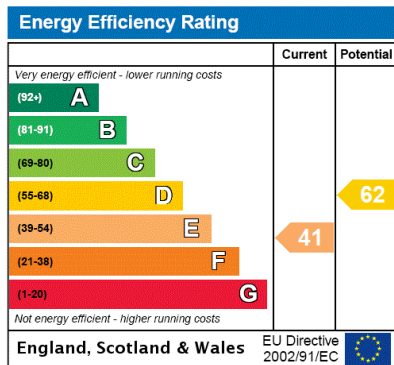
Tenure

Freehold

EPC

EPC Rating = E

The Cottage



Services & Additional Information

Mains water and drainage.

Oil fired central heating.

Directions

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

On entering Lochinver, continue through the village and go through the traffic lights and over the bridge. You will see the football pitch on the left-hand side. Turn left after the football pitch and before the Culag Hotel, and the property is the last house on the left-hand side.

What3Words///expand.collected.today

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Offers Over £210,000



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