

Burnside, Nedd,

Drumbeg, Lairg, IV27 4NN

bellingram.co.uk

Bell Ingram

Introduction

Set in a stunning location on the West Coast of Scotland this detached former crofters cottage offers an idyllic setting on the sheltered shores of Loch Nedd being sold together with garage and workshop which has excellent development potential.

Porch, kitchen/diner, living room, two double bedrooms, bathroom

Cottage garden with timber shed

Workshop with development potential

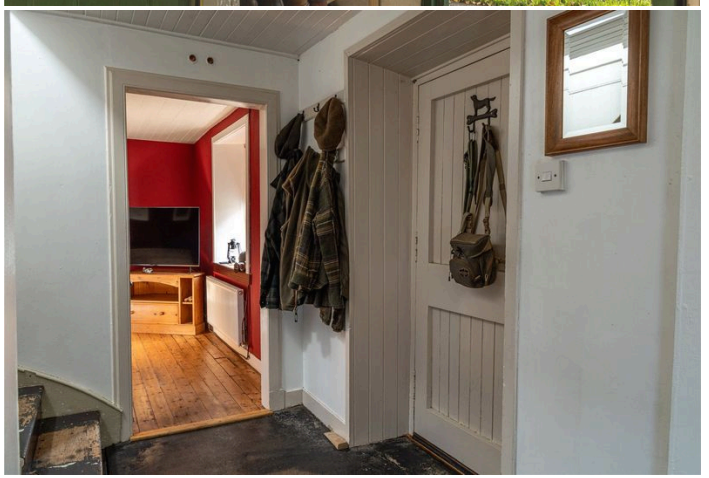


Burnside was originally a croft house which has been modernised but retains many of the original features including the wood panelling in many of the rooms and wooden flooring. The property is tastefully decorated and has LPG gas heating which is powered by a Worcester combi boiler (boiler service completed in September 2026) and double glazing. There is a workshop and garage also being sold with the property which sit on the opposite side of the road and offer excellent potential as a studio/gallery or has good development potential (subject to necessary consents).

Accessed from the road, a gate leads to a path to the front porch. A hardwood door opens to the porch which in turn leads to the hallway. The hallway gives access to the sitting room and dining room and stairs rise to the upper floor.
To the right of the hall is the cosy sitting room which has a window to the front and wooden floor. There is a central feature of a Jotul multi fuel stove which sits on a slate hearth surrounded by traditional stone mantel. The dining rooms sits to the left of the hall and has a multi-fuel stove which can also be used for cooking. The stove sits on a slate hearth with mosaic tiling and wooden mantle. There is plenty of space for a dining table.









An opening leads to the kitchen. The galley kitchen has a window to the rear and a range of floor units and shelving offering good storage. There is a gas cooker with gas hob which are included in the sale.

Returning to the hall and stairs rise to the upper floor landing which has three storage cupboards, which gives access to the two bedrooms and bathroom.

Both bedrooms are double in size with built-in cupboards, coombed ceilings and windows to the front.

Completing the accommodation is the bathroom which has a three-piece suite in white comprising, WC, wash hand basin and bath with tiling around and shower over.

Outside

The garden area is fully fenced with a stone dyke and has a lawn area and apple tree. There is a timber shed.

Across the road is a garage and workshop. The workshop is of corrugated iron construction and is partially dry lined.

This offers excellent development potential (subject to necessary consents).




















BURNSIDE





Location

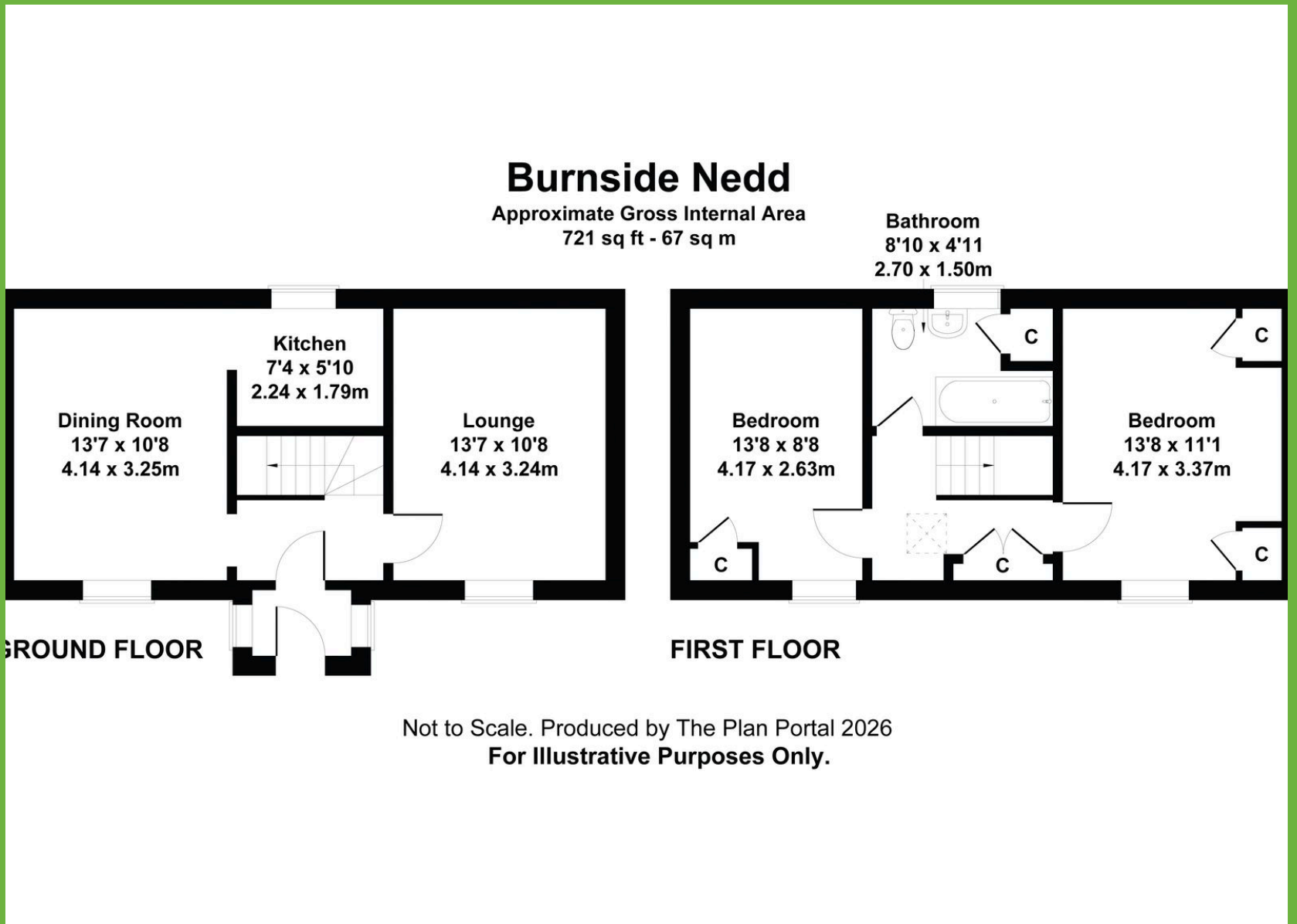
Burnside is situated on the dramatic West Coast in the natural harbour of Nedd a sheltered bay which is popular with the boating fraternity. The tiny village of Nedd enjoys views to the mountains and sea with the village of Drumbeg only one mile away. Drumbeg has a number of local amenities including a village store with delicatessen, a hotel and pub with further facilities in Lochinver the main village of Assynt. A fishing port, Lochinver provides a range of services including shops, school, medical services, leisure centre and restaurants. Ullapool, some 38 miles away, has a wider range of shops, a supermarket, restaurants, pubs and hotels and is the main ferry terminus to Stornoway.

The property is on the Assynt Peninsula which has a spectacular coastline and many magnificent mountains as well as some 240 lochs which provide some wonderful wild brown trout fishing (by permit). The area has white sandy beaches and rock pools with the most famous being Achmelvich with its sand dunes and turquoise waters. Loch Nedd provides a good all year round anchorage and benefits from a community slipway, jetty and mooring buoys.



Plans

67 square meters



Details

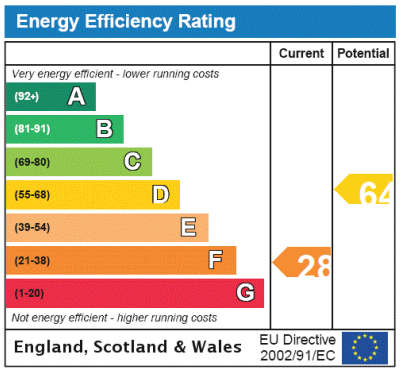
Local Authority
Highlands and Islands Council

Council Tax
Band = B

Tenure
Freehold

EPC
EPC Rating = F

Burnside



Services & Additional Information

Mains electricity and water. Shared septic tank.
Gas central heating.

Directions
From Inverness travel north on the A9 to the Tore roundabout taking the 2nd exit onto the A835 to Ullapool taking a right onto Mill Street and continue on the A835 towards Lochinver. At Ledmore Junction turn left onto the A837 for about 8 miles and then turn right onto the A894 for about 5 miles before turning left onto the B869 into Nedd. Burnside is on the left.
What3Words/////tricks.reaction.hillsides

Drumbeg, Lairg, IV27 4NN

Offers Over £200,000

Bell Ingram



Joanne Stennett

Highland

01463 717799

highland@bellingram.co.uk

Free Market Appraisal

Tax Calculator

View Digital Brochure

Property Search

Viewing strictly by appointment

Published: September 2026

Property Ref: INE260139

powered by FluxPro

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.