



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**20 Inver Park, Lairg, IV27 4LN**

**Offers over £75,000**

Excellent opportunity to purchase a one-bedroom end terraced bungalow, in need of modernisation, in the picturesque village of Lochinver, situated at the head of the sea loch Loch Inver, on the north-west coast of Scotland.

This home would be ideal for a first-time buyer or for someone looking for a retirement home.

The accommodation comprises an entrance hallway, lounge, bedroom, shower room and kitchen. There is garden ground to the front, side and rear. There are views from the garden towards the port.

Lochinver is a fishing port and a popular tourist destination located approximately 94 miles from the City of Inverness. It is set in the midst of the stunning west coast scenery on the NC500 route. This part of the Highlands is renowned for fishing, climbing, hiking trails and its remote sandy beaches. The village is a lively community with a post office, two supermarkets, book shop, gift shop and restaurant/hotels.

Ullapool is approximately 36 miles from Lochinver and has a wider range of shops and services, swimming pool and fitness centre, museum, library, golf course, arts centre, restaurants and hotels. Ferries operate from Ullapool to Stornoway on the Isle of Lewis in the Outer Hebrides.

Viewing by appointment only

**Entrance hallway**

3'8" x 8'9" (1.12m x 2.67m)

Doors to lounge, shower room and kitchen. Smoke alarm. Carpet.

**Lounge**

14'7" x 10'6" (4.45m x 3.21m)

Window to front. Open tiled fireplace with electric fire. T.V. point. Smoke alarm. Cupboard housing water tank. Carpet.

**Bedroom**

11'6" x 10'1" at widest point (3.51m x 3.08m at widest point)

Window to side. Built-in wardrobe. Carpet.

**Shower room**

6'10" x 5'7" (2.09m x 1.72m)

Window to front. Cream WC and pedestal wash hand basin. Shower cubicle with Triton Vega electric shower. Wet wall and tiling to walls. Dimplex wall heater. Vinyl flooring.

**Kitchen**

13'10" x 10'6" (4.24m x 3.22m)

Window and door to rear. Wall and base units with worktop. Stainless steel sink with left hand drainer. Belling electric cooker. Tiling around cooking area. Hotpoint washing machine and Hotpoint fridge/freezer. Storage cupboard housing the electrics. Tel. point. Hatch to roof space. Strip light. Heat alarm. Vinyl flooring.

**Outbuildings**

Garden shed

Coal bunker

**Garden ground**

The front garden is laid out with shrubs and there is a paved path leading to the front entrance, side and back door of the property.

The side and rear garden ground is mainly laid to lawn with shrubs. There are clothes poles at the rear.

**Extras**

All fitted floor coverings, cooker, washing machine and fridge/freezer are included in the sale price.

**Heating and glazing**

Electric storage heaters, panel heaters and fan heaters.

Double glazing.

**Services**

Mains electricity, water and drainage.

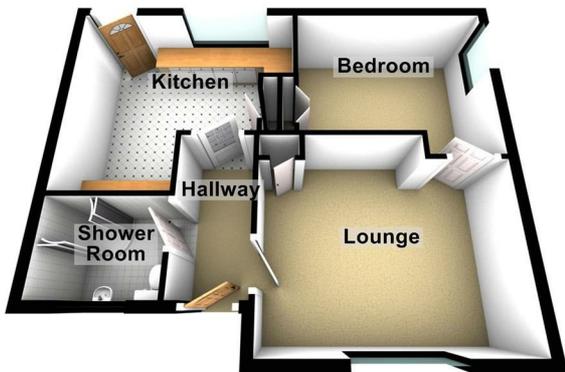
**EPC Rating D**

**Council Tax Band B**





Ground Floor



### Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	57	71
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	82	87
	EU Directive 2002/91/EC	

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