



3 Badcall, Scourie, Lairg, Sutherland

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

3 Badcall Scourie, Lairg, Sutherland IV27 4TH

A charming 2-bedroom detached property with commanding coastal vistas across Badcall Bay

Kinlochbervie 18 miles, Ullapool 40 miles,
Lairg Station 48.3 miles, Inverness 96.5 miles,
Inverness Airport 102 miles

Entrance hall | Sitting room | Kitchen/dining
area | 2 Bedrooms | Family bathroom | Garden
EPC Rating D

The property

This well-appointed detached property offers airy and light-filled accommodation benefitting from exceptional views to Badcall Bay and beyond and surrounded by dramatic rural landscapes.

The central entrance hall with its turned stairway to the first-floor level opens to the sitting room and further to the sociable 19 ft. dual-aspect kitchen and dining area. There is ample space to dine with a view, alongside a range of modern wall and base cabinetry, worksurfaces and various integrated appliances, along with a breakfast bar.

The first-floor landing branches off onto two well-proportioned and bright bedrooms with enviable elevated aspects. The bedrooms are served by a family bathroom in between which benefits from a separate bathtub and walk-in shower.

Outside

The property sits within an elevated position overlooking open landscapes within picturesque coastal surroundings. The home is approached

via a quiet rural lane with space beside the property for parking. Surrounding is a versatile plot of grassland enclosed via various fencing, well sheltered by the built-up rock face behind the home.

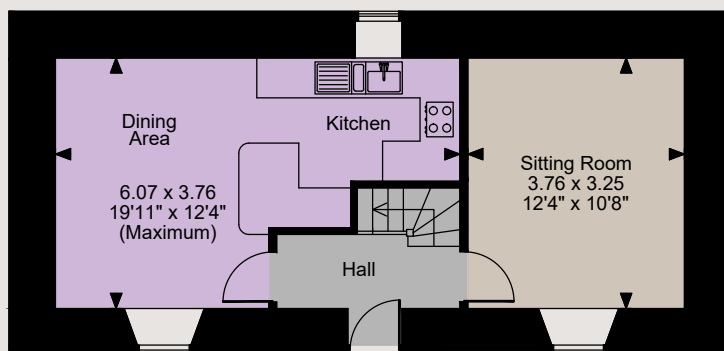
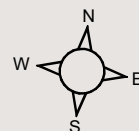
Location

The village of Scourie offers various amenities, including a general store, primary school and Post Office. There is also a daily local bus service to Kinlochbervie High School. A wide range of additional facilities can be found in Ullapool, including a supermarket, bank, restaurants and retail outlets. The main business and commercial centre of Inverness in the Highlands provides an extensive array of shopping, leisure and recreational amenities and an international Airport, with convenient road links via the A835 and A9 and rail links from Lairg.

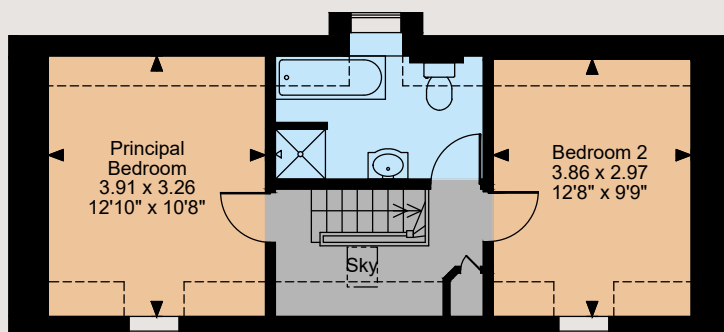




Floorplans
House internal area 697 sq ft (65 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

What3Words - ///renders.romance.liquid

From Ullapool head north following the A835 for 17.3 miles before turning left and following the A837 for a further 8 miles. Turn right and continue along the A894 for 14 miles before turning left, where the property will be found shortly on the left.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, private water and drainage to septic tank (SEPA registered), electric storage heating.

Council Tax: Band B

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £215,000

Inverness

Castle House, Inverness, IV2 6AA

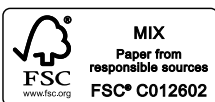
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