












# The Lookout

Kishorn, Strathcarron



# A stylish home in a magnificent setting, overlooking Loch Kishorn with views towards the Applecross peninsula.

A modern detached passive style home, set in a breathtaking position in the Northwest Highlands. The property features elegant and contemporary styling welcoming plenty of natural light and affording stunning views across the bay and towards Sgurr a Chaorachain and the famous Bealach na Ba mountain pass.

	<b>1 RECEPTION ROOM</b>		<b>3 BEDROOMS</b>		<b>3 BATHROOMS</b>
	<b>PARKING</b>		<b>GARDEN</b>		<b>FREEHOLD</b>
	<b>RURAL</b>		<b>1,903 SQ FT</b>		<b>OFFERS OVER £535,000</b>



## The property

The Lookout is an impressive contemporary property with three bedrooms set in a secluded position in Wester Ross. The property has attractive rendered and part-timber clad elevations outside and is triple glazed, while inside there is understated modern décor and fittings throughout.

The main everyday living and entertaining space is the sitting room, kitchen and dining room, which are adjoined in an open-plan layout. In the sitting room there are panoramic windows taking in the awe-inspiring views, and French doors opening onto the patio, while the dining area has plenty of space for a family dining table, as well as sliding glass doors opening to the patio. The kitchen has modern fitted units and shelving, a breakfast bar, walk-in larder, an integrated oven and hob and space for all the necessary appliances. A utility room near the front door provides space for appliances, storage and outdoor gear.

On the ground floor there is also a study and one double bedroom with an accessible en suite wet room, which is ideal as a guest bedroom. Upstairs, the spacious landing area provides additional space in which to relax, and could be used as a sitting room or study area. The two first-floor bedrooms are similarly proportioned and feature built-in storage, one with en suite bathroom and one with en suite shower room. The principal bedroom also benefits from a stunning end window taking in those loch and mountain views, and a door opening onto a private west-facing balcony.













## Outside

The property is accessed through wrought-iron gates which leads through woodland to the house, and provides plenty of parking space for several vehicles. Set in approximately 1 acre, the garden includes woodland areas and a stream running to the loch, while there are also areas of lawn and a patio. The balcony above is ideally placed to take in the magnificent surrounding landscape, including the shores of Loch Kishorn just a few yards away and beyond, the towering mountain peaks of the Applecross peninsula.

## Location

The Lookout is set in a magnificent position in the Northwest Highlands, in the scattered community of Kishorn and overlooking the stunning Loch Kishorn.

Local amenities can be found in Lochcarron five miles away, including local shops, cafés, restaurants, a doctor's surgery and a primary school.

The city of Inverness lies 65 miles to the east, providing access to further amenities.

The property is set in one of the most remote parts of the UK, with sweeping coastal and mountain vistas and access to stunning walking and hiking territory, including the rugged Glen Torridon hills. The local network of A-roads including the A896, make Inverness and Ullapool easily accessible.



## Distances

- Lochcarron 5 miles
- Inverness 67 miles
- Inverness Airport 75 miles

## Nearby Stations

- Strathcarron
- Attadale
- Plockton

## Key Locations

- Belach na Ba
- Applecross
- Eilean Donan Castle
- Skye

## Nearby Schools

- Lochcarron Primary School
- Plockton High School













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

□ □ □ □ Denotes restricted head height

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## Floorplans

Internal area 1,903 sq ft (177 sq m)

Balcony external area 38 sq ft (3 sq m)

For identification purposes only.

## Directions

IV54 8XD

what3words: ///departure.prowess.provoking

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water. Private drainage via a Biopure treatment plant (SEPA registered). Air source heat pump, a mechanical ventilation and heat recovery system and underfloor heating to the downstairs.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** B

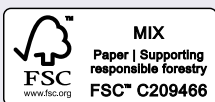
**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

## Inverness

Castle House, Inverness, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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