

An Airigh,
Culkein, Lochinver



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A contemporary home in an elevated position, commanding breathtaking panoramic views across the rugged Sutherland coastline and beyond in a stunning Highland setting.

Property

An Airigh is a beautifully presented contemporary home situated in the picturesque coastal hamlet of Culkein on the spectacular Stoer Peninsula. Designed to make the most of its surroundings, with far-reaching views across the water to the mountains beyond, the property offers 1,814 sq ft of light-filled, thoughtfully designed accommodation.

The ground floor opens into a welcoming hallway with wood flooring, leading into the principal living spaces. The sitting room is a bright and inviting space, featuring a fireplace and large windows framing the dramatic coastal landscape. Across the hall, the impressive open-plan kitchen and dining area forms a sociable hub, fitted with bespoke wooden cabinetry and integrated appliances. Large sliding glass doors open directly onto the grounds, creating a seamless connection between inside and out. This level also includes a practical utility room, a family bathroom and three well-proportioned bedrooms, one of which benefits from an en suite shower room.

The first floor provides a spacious family room which serves as a second reception area and is flooded with natural light from two skylights. The accommodation is completed by the principal bedroom suite, which benefits from an elegant en suite shower room with contemporary slate-effect tiling, with additional access from the family room.

The property is approached via a private track leading to a generous wraparound gravel driveway, providing ample parking. The elevated position provides several areas from which to enjoy al fresco dining while taking in the spectacular coastal views. A timber garden shed provides useful additional storage.



Location

An Airigh enjoys a wonderfully setting amidst some of the most dramatic scenery in the North West Highlands. The nearby fishing village of Lochinver provides everyday amenities including shops, cafés, restaurants, a medical practice and primary schooling. Secondary education is available at Ullapool High School. The area is renowned for its outstanding natural beauty, with the rugged coastline, sandy beaches, the iconic Old Man of Stoer sea stack and the mountains of Assynt all within easy reach, offering exceptional opportunities for walking, climbing, wildlife watching, fishing and water sports.

Road connections link to Ullapool, approximately 37miles away, providing ferry services to the Western Isles, while Inverness, approximately 93 miles away, offers extensive shopping, leisure facilities, rail services and an airport with regular domestic and international connections.

Postcode region: IV27

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains water and electricity. Private drainage via cesspit (SEPA registered). Oil-fired heating.
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale. Further items may be available by separate negotiation.
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,814 sq ft (169 sq m)

2 reception rooms

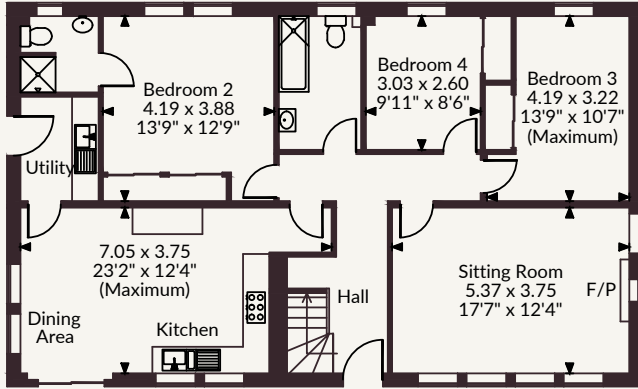
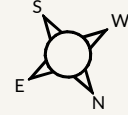
4 bedrooms

3 bathrooms

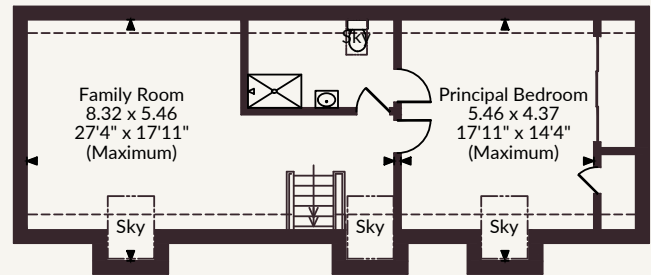
Freehold | Rural

Offers Over £400,000

An Airigh, Culkein, Lochinver, Sutherland
 Internal area 1,814 sq ft (169 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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