



Innes & Mackay

## 331 DRUMBEG, LOCHINVER, SUTHERLAND IV27 4NW

- Four bedroom detached bungalow
- Conservatory
- Stunning views to Loch Drumbeg
- Oil fired central heating
- Double glazed

**£15,000 BELOW HR VALUE!**

**FIXED PRICE**

**£199,950**





## PROPERTY DESCRIPTION

Ideally located for anyone looking for a lifestyle change, this property offers peace and tranquillity away from the hustle and bustle of city life. The property which has been extended over the years, offers fantastic family accommodation providing four double bedrooms, bathroom, shower room, kitchen, lounge and conservatory. The views from the front are second to none and only by viewing will one appreciate what the house has to offer in terms of location. The current owner has had a successful season of Air B & B with one of the bedrooms, making it ideal for anyone looking to run a small business from.

## LOCATION

Drumbeg is a crofting village on the beautiful north west coast of Assynt in Sutherland and is set within a stunning landscape close to the sea. Drumbeg is roughly 30 minutes drive from Lochinver (via the B869), and around an hour's drive from Ullapool (via the A835). Number 331 Drumbeg is situated in the village which has a hotel, church, craft shop and a store. A viewpoint with a car park has been constructed at the west end of village and from here you can take in the magnificent seascapes to the north. The property appreciates a superb outlook across the bay towards Handa Island (Scottish Wildlife Trust Nature Reserve) and Quinag. Just off the North Coast 500 route, the area is a popular location on the west coast of Scotland renowned for its stunning natural beauty which attracts many tourists who return annually to enjoy its varied leisure activities and array of wildlife. With excellent loch and sea fishing, you will find a jetty and bay suitable for launching leisure boats within walking distance, this area is within easy reach of the sandy beach at Clashnessie and shopping facilities of Lochinver.

## GARDEN

The gardens are primarily laid to grass and enclosed with post and wire fencing providing boundaries to the property. A wooden gate opens at the rear onto steps which lead round to the front

of the property. A large decked area with steps leads up to the front and where one can sit and enjoy the stunning open views.

## ENTRANCE HALL

Front door opens into the L-shaped hallway which is laid with laminate flooring giving a pleasing finish. Located off here are the lounge, kitchen, shower room, four bedrooms and bathroom. A hatch opens into the partially floored loft space.

## LOUNGE

5.28 x 3.4 (17'4" x 11'2")

The lounge is a comfortable and spacious room located to the front of the property and has French doors opening through to the Conservatory. A feature of the lounge is the log burning stove providing additional heat and also a focal point. Laminate flooring completes this room.

## CONSERVATORY

4.55 x 2.74 (14'11" x 9'0")

The conservatory is a pleasing addition to the property and provides further accommodation from which to enjoy the open views across to Loch Drumbeg and the hills beyond. A glazed door provides access onto the decking at the front.

## KITCHEN

5.26 x 3.66 (17'3" x 12'0")

The spacious kitchen is fitted with ample floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the circular sink with drainer to the side, electric hob and oven below. There is plumbing for the dishwasher and washing machine. With two windows to the rear, the kitchen is fitted with built in cupboards providing excellent storage. A glazed door leads through to the porch which has a door leading out to the side of the property.

## BEDROOM 1

3.51 x 3.4 (11'6" x 11'2")

Bedroom one is a bright double room by virtue of the window to the front which incorporates the lovely views out to the Loch



and beyond. This room benefits from built in wardrobes located behind sliding mirrored doors providing hanging rail and storage. Carpet completes this room.

### **SHOWER ROOM**

2.64 x 1.83 (8'8" x 6'0")

The shower room which is located to the rear, is furnished with a WC, wash hand basin and quadrant shower housing an electric shower and finished with wet wall. Tiled flooring and extractor fan complete this room.

### **BEDROOM 2**

3.48 x 2.62 (11'5" x 8'7")

The second bedroom located to the rear is a double room and is finished with carpet.

### **BEDROOM 3**

4.6 x 2.08 (15'1" x 6'10")

The third bedroom located to the rear is a double room. A hatch opens into the loft space.

### **BATHROOM**

2.9 x 1.65 (9'6" x 5'5")

The family bathroom is furnished with a WC, wash hand basin with storage under and bath with mains shower over and curtain to the side. Chrome ladder style heated towel rail, vinyl flooring and extractor fan complete this room.

### **BEDROOM 4**

4.6 x 3.12 (15'1" x 10'3")

The fourth bedroom currently used for Air B & B is a bright and comfortable double room located to the front and enjoys the most lovely views across the croft land to Loch Drumbeg and beyond. This room benefits from built in wardrobes and shelved storage.

### **HEATING**

Oil fired central heating.

### **GLAZING**

Fully double glazed.

### **COUNCIL TAX BAND -**

Band C - although this may be subject to change.

### **EPC BAND -**

Band D

### **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, washing machine, dishwasher, hob, oven and cooker hood.

### **SERVICES**

Mains water, electricity, septic tank drainage, telephone and TV points. Good broadband facilities.

### **HSPC REF - 59247**

### **VIEWING ARRANGEMENTS**

Viewing is strictly through Innes and Mackay Property Department (01463 251200)

### **DIRECTIONS**

On entering Drumbeg from Clashnessie, proceed through the hamlet down the hill until you reach a crossroads. On the right, there is a sign for Assynt Aromas, take this road and 331 is located along this road on the right hand side.





