

Canada Cottage

398, LOHCARRON, STRATHCARRON, ROSS-SHIRE, IV54 8YG



*3 BEDROOM DETACHED COTTAGE
WITH STUNNING WATER VIEWS*



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Discover the potential of Canada Cottage, a charming 3-bedroom detached property with breathtaking water views in Lochcarron. This exceptional opportunity is perfect for those looking to undertake a renovation project and create their dream Highland retreat. While the cottage requires upgrading and modernising throughout, it offers a blank canvas for imaginative renovation. Ideal for enthusiastic DIYers or anyone with a vision for transformation, Canada Cottage promises to become a picturesque Highland haven once restored.

The layout includes a kitchen with space for dining, featuring a handy breakfast bar with stools that leads to a spacious lounge with patio doors opening to the garden, perfect for entertaining and enjoying the scenic views. There is also a formal dining room that could be used as an extra sleeping area if needed. The property boasts two spacious double bedrooms, with the primary bedroom featuring an en suite shower room, and a slightly smaller third bedroom, providing ample accommodation. Additionally, a study/office and storage cupboards in the hallway offer practical spaces. A utility area, a small conservatory, and a family bathroom with both a bath and shower complete the interior. It should be noted that all rooms require decorating and upgrading to reach their full potential.

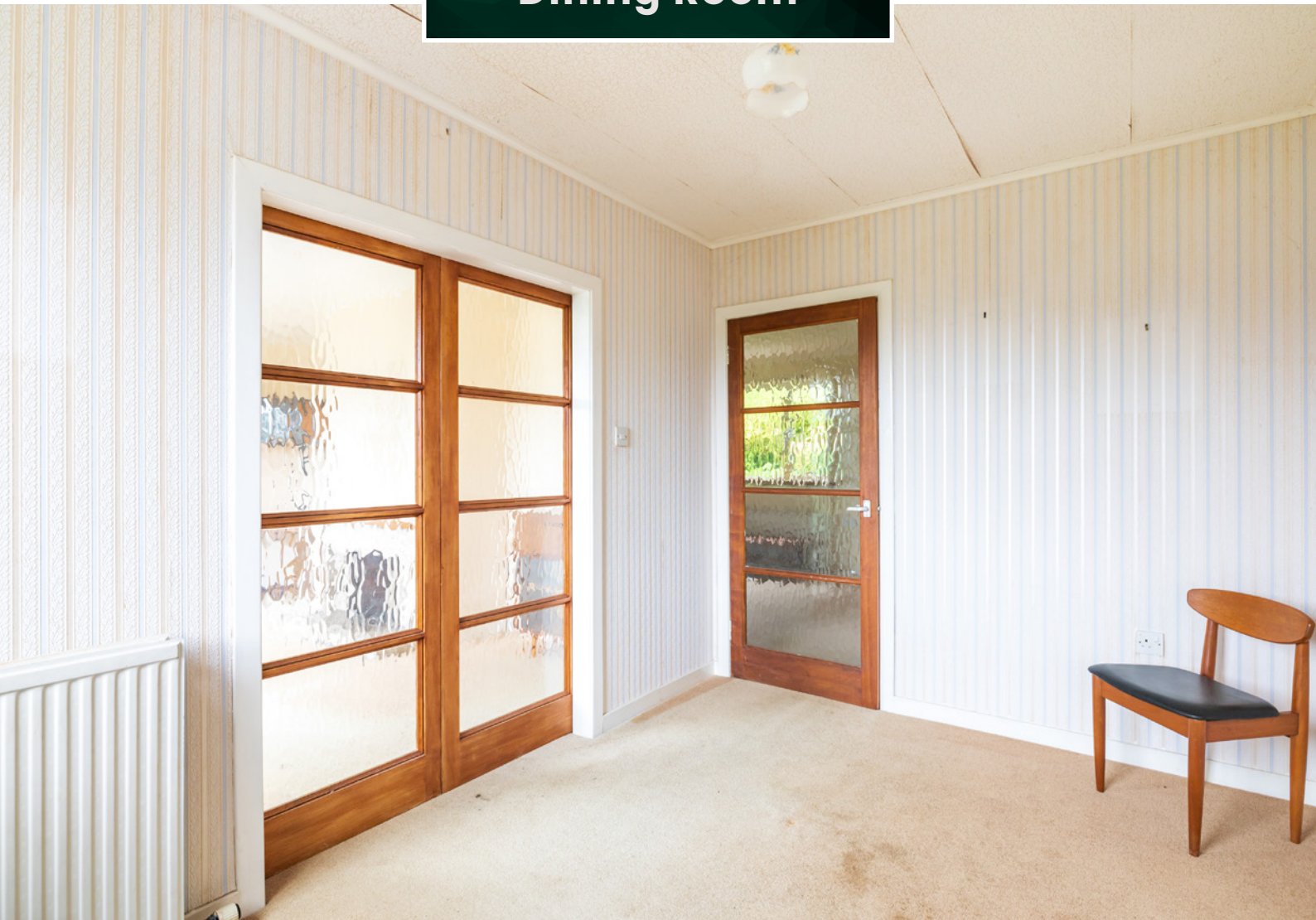


The Lounge





Dining Room

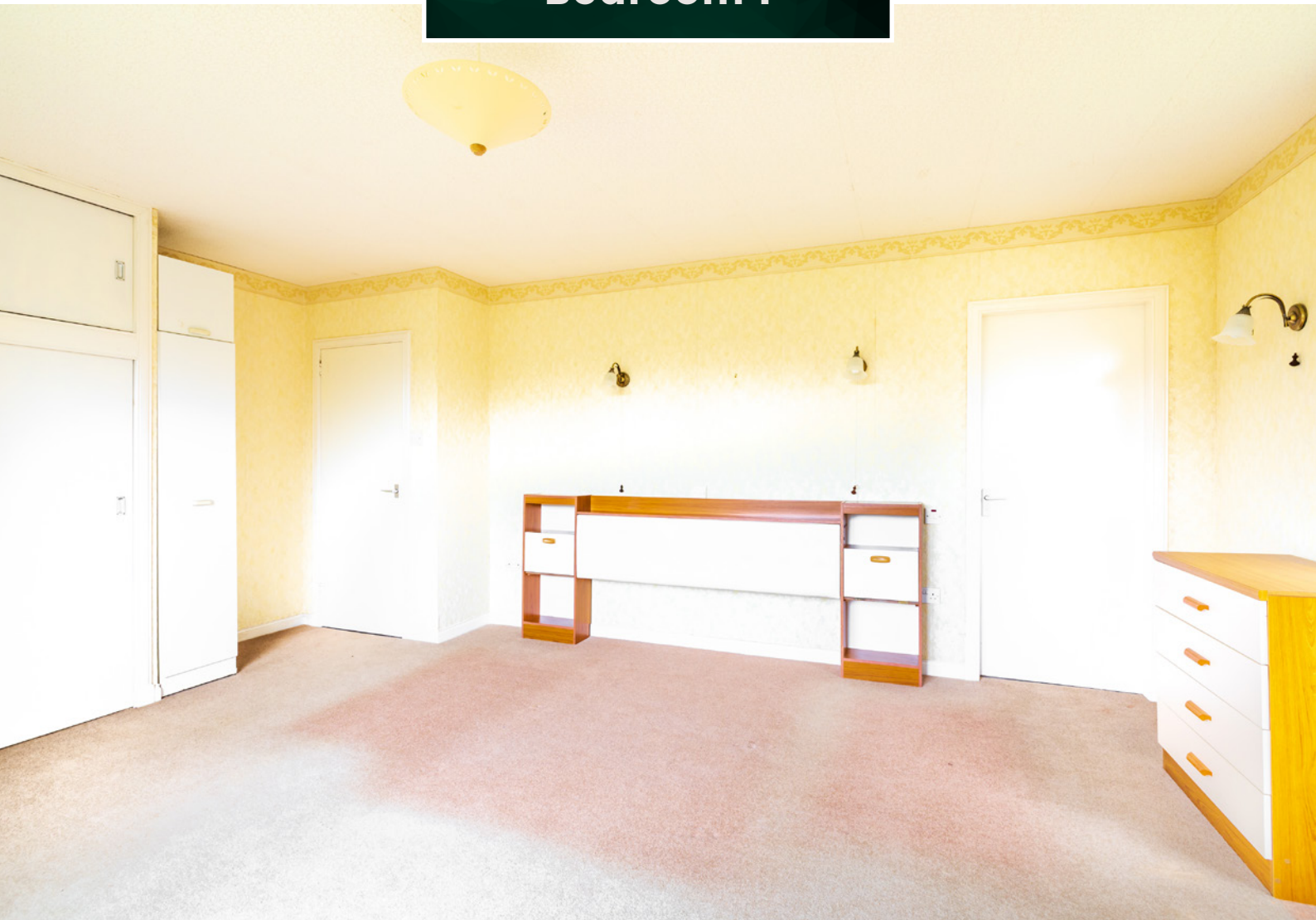


“...A KITCHEN WITH SPACE FOR DINING, FEATURING A HANDY BREAKFAST BAR WITH STOOLS THAT LEADS TO A SPACIOUS LOUNGE WITH PATIO DOORS OPENING TO THE GARDEN, PERFECT FOR ENTERTAINING AND ENJOYING THE SCENIC VIEWS...”





Bedroom 1







Bedroom 2





Bedroom 3







Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	5.90m (19'4") x 3.60m (11'10")
Dining Room	3.60m (11'10") x 2.40m (7'10")
Bedroom 1	5.40m (17'9") x 4.19m (13'9")
Bedroom 2	3.60m (11'10") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 2.20m (7'3")
Bathroom	3.00m (9'10") x 2.20m (7'3")
En-suite	3.00m (9'10") x 2.00m (6'7")
Utility	1.90m (6'3") x 1.60m (5'3")

Gross internal floor area (m²): 143m²

EPC Rating: E

Externally, Canada Cottage sits on a large garden plot, offering privacy, seclusion, and further development potential (subject to relevant planning). The nearest neighbour is approximately 100 meters away, ensuring peace and tranquillity in this beautiful rural setting. Don't miss out on the opportunity to transform Canada Cottage into your ideal Highland home.



VIEW FROM LOUNGE



Canada Cottage, Upper Slumbay, Lochcarron, is nestled approximately 0.4 mile from the heart of Lochcarron village, situated on the picturesque West coast of Ross-shire. This location is a popular tourist destination known for its breathtaking scenery and waterfront charm.

Lochcarron boasts a variety of amenities, including a café/bistro, convenience store with a post office counter, library, medical centre, and petrol stations. Accommodation options are plentiful, with two hotels, numerous bed & breakfasts, and self-catering establishments. Education is catered for by Lochcarron Primary School and Plockton High School, the latter of which offers daily bus transportation.

The area is renowned for its stunning West Coast of Scotland scenery, making it a favourite spot for visitors. Loch Carron is a significant highlight, drawing tourists to its serene waters. The region is part of the famous West Coast 500 route and offers an array of outdoor activities, including hill walking, climbing, and sailing. Golf enthusiasts can enjoy a round at the local 9-hole course, while cycling, fishing, and other water sports provide additional recreational opportunities.





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