

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Air source central heating.

Glazing

Single glazed aluminium with set of the same windows as secondary glazing.

Council Tax Band

A

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555

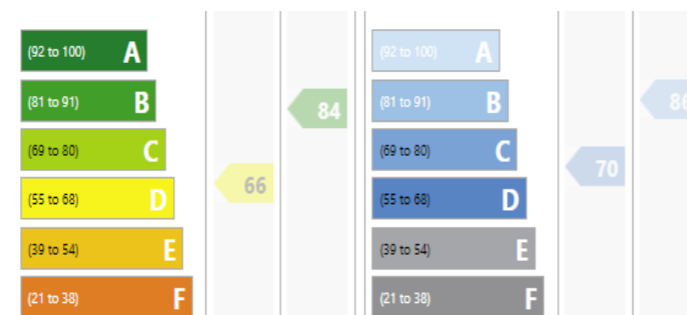
Entry

By mutual agreement.

Home Report

Home Report Valuation - £90,000

A full Home Report is available via Munro & Noble website.



14 Manse Road Kinlochbervie Laig IV27 4RG

A two bedroom, semi-detached house located in the fishing and crofting community of Kinlochbervie on the NC500 route. The property would be ideal for a first time buyer or a buy to let investor.

OFFERS OVER £90,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview



Semi - Detached House | 2 Bedrooms | 1 Reception | 1 Bathroom



Air Source | Gardens



Property Description

This two-bedroom, ex local authority terraced house is located in the fishing and crofting community of Kinlochbervie on the NC500. The property would be ideal for a first-time buyer or a buy to let investor. In need of modernisation, the property comprises of entrance hallway, lounge and kitchen/diner on the ground floor and stairs leading to the two bedrooms and family bathroom. The property benefits from secondary glazing throughout, air source heating with radiators and is complemented with a multifuel stove in the lounge. The kitchen/diner has fitted wall and base units, worktops, stainless steel sink and drainer with mixer tap and a storage cupboard, cooker, under counter fridge space and has plumbing for a washing machine. The front hallway houses the meter box, air source heating controller and under stairs cupboard. From the hallway, the stairs to the first floor leads to two double bedrooms and a family bathroom which has WC, pedestal basin, and over the bath shower. There is a large garden to the front, rear and side with off street parking and shed within the rear garden. Kinlochbervie is a West Highland crofting community, with a huge fish-processing plant and modern concrete harbour. There are primary and secondary schools in the area along with a local Spar convenience shop. The local unspoilt scenery is a major drive of tourists to the area. Along a single-track road north west of the village, passed through the isolated community of Oldshoremore scattered above a stunning white-sand beach, is Blairmore from where visitors can take a 4 mile long walk to a scenic wild beach of Sandwood Bay backed by huge sand dunes and a loch. The beach is reputedly the most beautiful beach in Britain and offers nearly 1.5 miles wide pink sand flanked by cliffs. The bay is part of the Sandwood Estate which is run by the John Muir Trust.

Rooms & Dimensions

Front Entrance Hall
Approx 3.40m x 1.10m

Lounge
Approx 3.88m x 3.40m

Kitchen/Diner
Approx 5.30m x 2.86m

Bedroom One
Approx 4.50m x 2.97m

Bedroom Two
Approx 3.50m x 3.00m

Bathroom
Approx 1.95m x 1.70m

