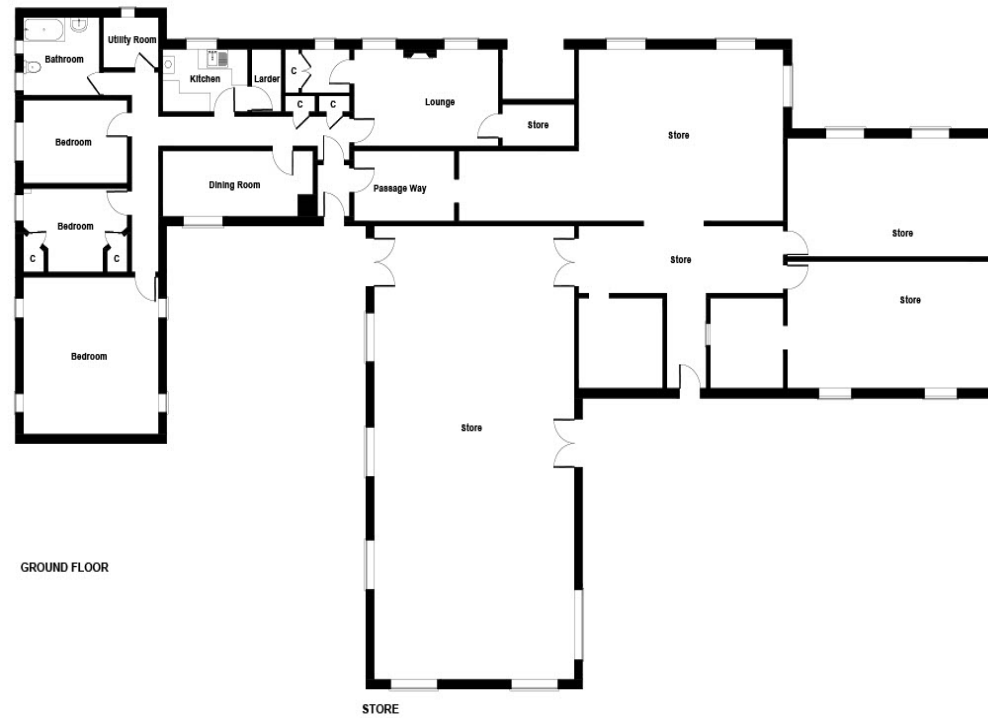


20 Craft Village, Balnakeil, Durness, Sutherland, IV27 4PT



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. An integral electric oven and hob.

Heating

Electric heating. Further heating can be provided by multiple wood-burning stoves.

Glazing

Double glazing throughout.

Council Tax Band

A

Viewing

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

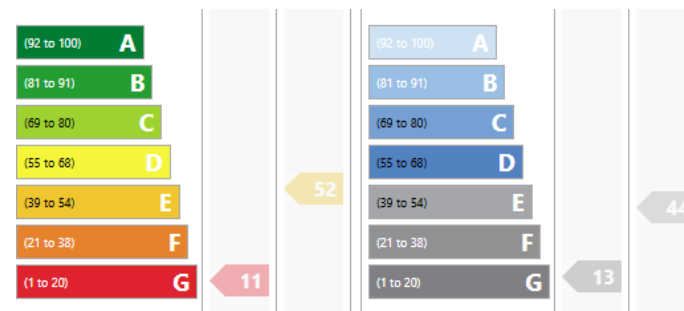
Entry

By mutual agreement.

Home Report

Home Report Valuation - £150,000

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



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



20 Balnakeil Craft Village Durness, Lairg IV27 4PT

A rare opportunity to purchase a detached, three-bedroomed dwelling, with business outlet potential within the charming craft village at Durness

OFFERS OVER £150,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview





Lounge



Kitchen/Breakfast Room

Property Description

A rare opportunity to purchase a detached, three bedroomed dwelling, with workshop and other outbuildings. 20 Balnakeil is set within the beautiful craft village of Balnakeil, Durness on the West Coast of Scotland. This property has potential to be a large family home with an opportunity to run your own business. This well-proportioned property benefits from two wood-burning stoves and double glazing. The accommodation comprises of an entrance vestibule, an entrance hall with two storage cupboards, a lounge, a kitchen/breakfast room, a dining room, a family bathroom, a utility room and three bedrooms. Attached to the property are further workshops and storages areas. The spacious lounge with wood-burning stove, storage cupboards and double aspect windows which make the most of the beautiful countryside views. The family dining room allows adequate space for a large table and chairs. A good-sized kitchen with wall and base mounted units, worktops and splashbacks, a sink with taps and drainer, an electric oven and hob. A further larger cupboard is situated within the kitchen providing ample storage space. From the kitchen, you can access the utility room where washing and drying facilities can be found. Three bedrooms are located along the hallway, the principal bedroom has double aspect windows allowing for an abundance of natural light to flood the room. The family bathroom has a combination of wet-walling and wooden panelling, and consists of a WC, a pedestal sink, a bath with mains shower over. Externally, the garden grounds surround the property and are laid to grass and hard surfacing, allowing sufficient space for off-road parking and turning for numerous vehicles. The grounds are enclosed by iron fencing, mature trees and flower beds. Balnakeil Craft Village lies about one mile west of Durness, within sight of Balnakeil Bay with its historic house and church. This collection of quaint buildings was built in the mid 1950's as M.O.D. buildings. This village is the furthest north-west village on the Scottish mainland boasts spectacular scenery with a rocky coastline, pristine beaches with turquoise waters, a wide array of wildlife and vast open spaces which makes it a great escape from all the hustle and bustle! There is a daily ferry crossing across the Kyle of Durness.



Bedroom Two



Bedroom Three

Rooms & Dimensions

Entrance Vestibule
Approx 1.62m x 1.20m

Entrance Hall

Lounge
Approx 6.14m x 4.88m

Dining Room
Approx 3.00m x 2.00m

Kitchen/Breakfast Room
Approx 3.80m x 3.13m

Utility Room
Approx 2.00m x 1.53m

Bathroom
Approx 2.74m x 2.43m

Bedroom Two
Approx 3.80m x 2.63m

Bedroom Three
Approx 3.80m x 2.63m

Bedroom One
Approx 4.90m x 4.54m

Outbuilding One
Approx 15.00m x 15.00m

Outbuilding Two
Approx 13.00m x 10.00m

Bathroom

