

Roadside Cottage,  
129 Kinlochbervie, Sutherland, IV27 4RP

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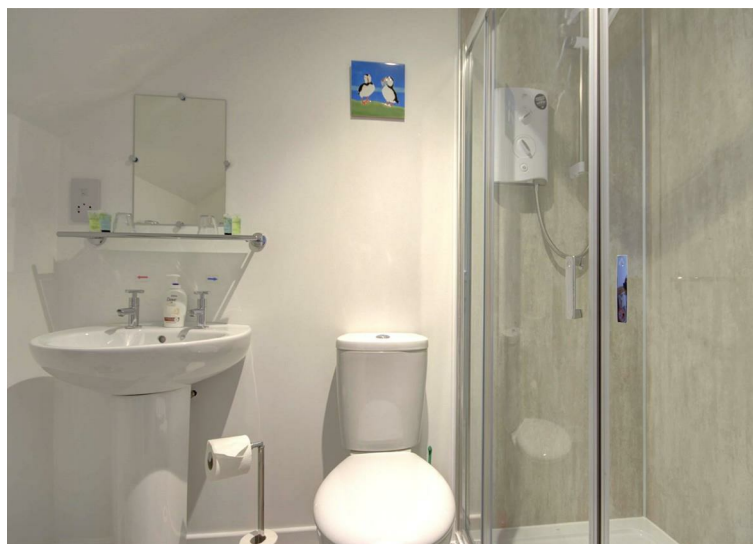
Price Guide £185,000



4  3  2  F 

The property, Roadside, a 4 bedroom detached cottage, is located on the road into Kinlochbervie, just off the NC500 Tourist Route, on the west coast of Sutherland. The property is presently set up as a B & B with two en suite bedrooms in use and a third ready for renovating. There is a further bedroom leading off from the sitting room. Situated at the side of the Loch nestled beneath Cnoc Ruadh (Gaelic meaning Red Stone)





- 4 Bedroom Detached Property
- Presently a B&B
- Stunning Location
- Just off the NC500 Route



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
[sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)  
[www.monster-moves.co.uk](http://www.monster-moves.co.uk)  
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## ENTRANCE HALL

11'5" x 6'6"

The front entrance to the property is into the hallway that has access to bedroom 4 and the dining room along with the stairs to the first floor. A storage cupboard and space for hanging outdoor items

## SITTING ROOM

12'5" x 12'9"

The sitting room has doors to the dining room and another to the kitchen it also has the stairs to bedroom 3. The room is bright with two windows letting lots of light into the room

## DINING ROOM

12'5" x 10'2"

The dining room is presently set up for guests to have their breakfasts in this room.

## KITCHEN

10'2" x 20'0"

The kitchen has new white base and wall units, integrated eye level ovens, gas hob. Plumbing for a washing machine. An exit door to the side garden.

## BEDROOM 4

12'5" x 10'2"

Bedroom 4 on the ground floor has started being renovated along with an en suite. Both rooms are stripped back to the stone walls and ready for finishing off.

## FIRST FLOOR STORE ROOM

7'10" x 5'2"

The main stairs lead from the hall and takes you up to the 2 en suite bedrooms, a shower room and a useful store room for the linen etc.

## BEDROOM 1 with EN SUITE

12'5" x 5'10", 8'2" x 3'3"

A bedroom with coombed ceiling window to the front of the property, neutrally decorated, and all set for letting. The newly fitted en suite comprises a white wash basin, w/c and shower enclosure with electric shower and wet wall.

## BEDROOM 2 with EN SUITE

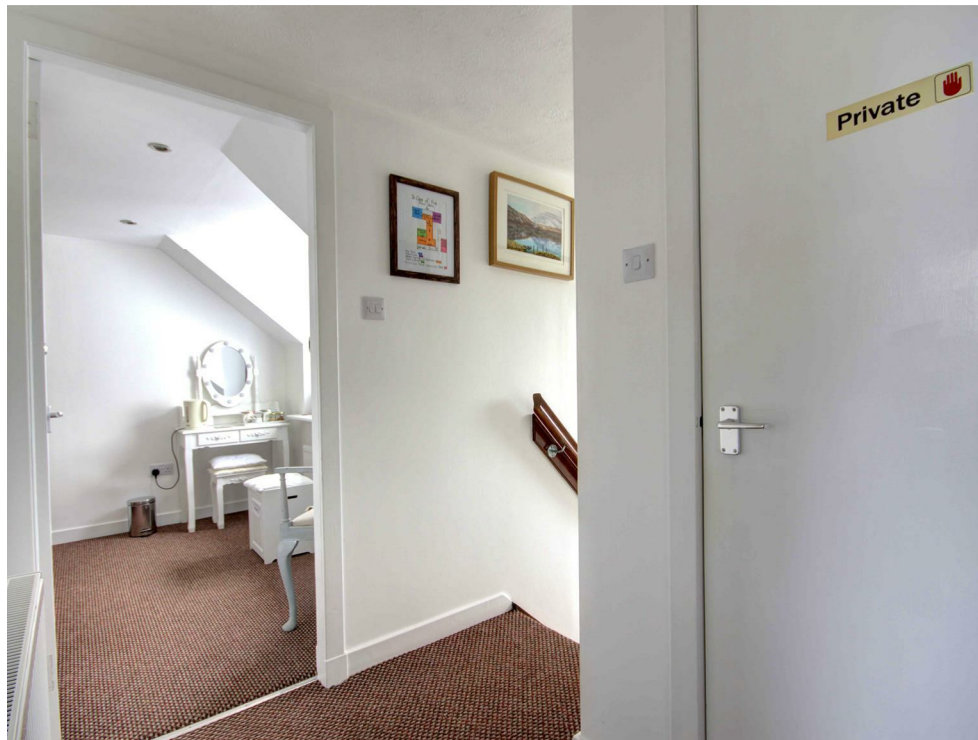
12'5" x 10'2", 8'2" x 3'3"

A bedroom with coombed ceiling window to the front of the property, neutrally decorated, and all set for letting. The newly fitted en suite comprises a white wash basin, w/c and shower enclosure with electric shower and wet wall.

## SHOWER ROOM

3'3" x 3'11"

A shower room is located at the top of the stairs comprising, white wash basin, w/c and shower enclosure



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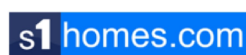
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### STAIRS to BEDROOM 3

12'5" x 12'9"

Presently occupied by the landlady this room still has to be decorated.

### GARDEN

The garden 0.25 acre (approx) is enclosed and has access to the off street parking through the gates either to the front door or the side kitchen door. To the side and rear of the property is a grassed area with raised borders and bin storage. At the rear is a pathway up to the fields beyond or a walk up to Clach Ruadh to take in the spectacular panoramic views around Kinlochbervie.

### LOCATION

Kinlochbervie is on the west coast of Sutherland towards the north coast. A remote village with a petrol station, convenience stores, primary and secondary schools, medical practice. Surrounded by rugged countryside, cliffside and sandy bays.

To find this property please use What3words spells.trifle.meaty



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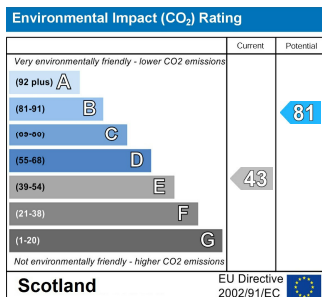
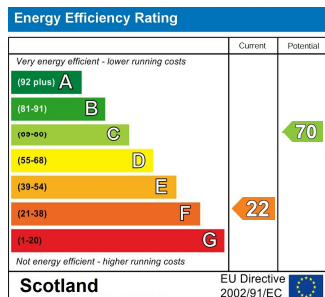
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**Council Tax**  
Highland Council Tax Band C

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of Roadside, Kinlochbervie, Sutherland IV27 4RP, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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