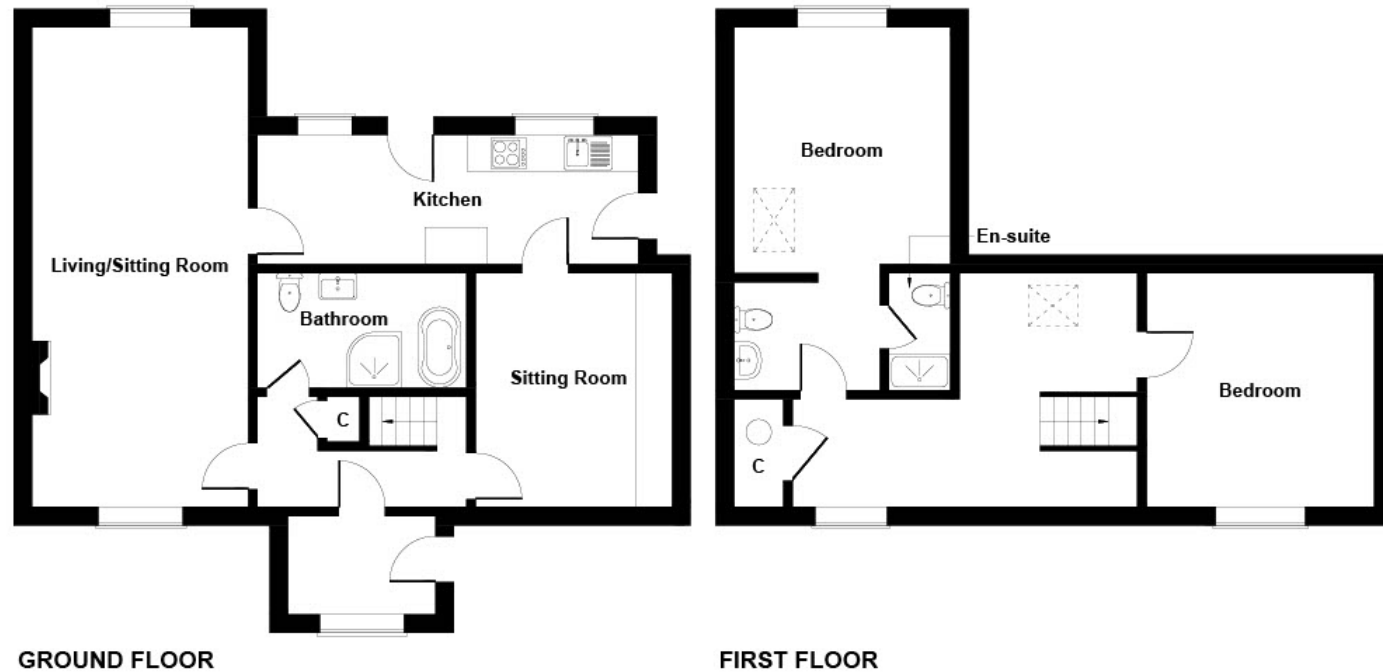


Puffin Cottage, 20 Durnie, Durness



GROUND FLOOR

FIRST FLOOR

Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

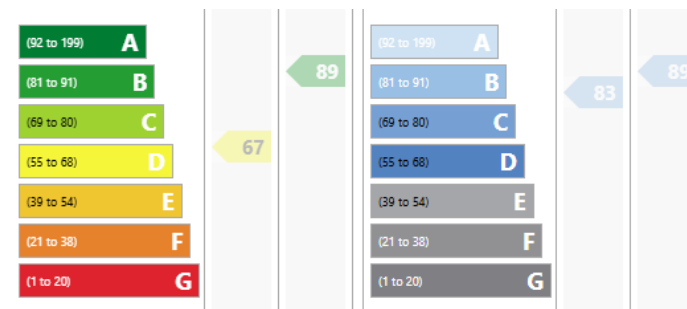
Entry

By mutual agreement.

Home Report

Home Report Valuation - £210,000

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.



Puffin Cottage, 20 Durnie Durness, Lairg IV27 4PN

Nestled in the heart of the beautiful village of Durness, this delightful two bedroomed detached home has stunning surrounding views.

OFFERS OVER £210,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555



Property Overview



Detached
Cottage



2 Bedrooms



2 Receptions



2 Bathrooms



Electric



Garden



Driveway



Solar Panels



Bedroom One



En-Suite Shower Room





Lounge



Kitchen

Property Description

Situated in the picturesque village of Durness, this two bedroomed detached cottage enjoys an excellent position with attractive views over the Elephant Rock and the North Sea. Complete with a garden with a view, and off-street parking. The property offers an excellent opportunity for a variety of purchasers, including first-time buyers, young couples, families, or those looking for a holiday home or holiday let investment. Puffin Cottage offers excellent potential to create a comfortable home in one of the Highlands' most sought-after coastal villages. The accommodation is arranged over two floors with the ground floor comprises of an entrance porch, a hallway, a spacious lounge, a kitchen, a dining room and a bathroom. The lounge has large double aspect windows allowing an abundance of natural light to fill the room and overlook the surround garden grounds and views. This room also has the benefit of a multi-fuel stove, providing a cosy focal point. The fitted kitchen is equipped with a good range of wall and base units, laminate worktops, splashback tiling, and a 1 1/2 bowl sink with mixer tap and drainer. There is plumbing for a free standing washing machine, a dishwasher and there is space for a cooker. From here two doors provide access to both the side and the rear elevations. A room which can be accessed via either the kitchen or hallway that can be utilised as a dining room. Furthermore, there is a ground floor bathroom comprising a WC, a bathtub, a shower cubicle, and a pedestal sink. Stairs rise from the hallway to the first-floor fishermen's landing, where access is provided to two well-proportioned double bedrooms, with the principal bedroom boasting an en-suite shower room complete with a shower cubicle, a WC and a wash hand basin. The property further benefits from new double glazing and electric heating. Externally, there is off-street parking for several cars. The front garden is mainly laid to lawn, and to the side elevation there is a good-sized wooden shed. There is a patio area, perfect for al-fresco dining, and further generous gardens towards the rear elevation. This space is laid to lawn with mature trees, shrubs and flora, with beautiful views of the North Coast of Scotland. Durness is located along the North Coast 500 driving route, and is a small village located in the northern Highlands. It is best known for being the gateway to the famous Cape Wrath as well as Scotland and Britain's most north westerly village. There is a combined Spar shop and post office (featuring a 24-hour self-service fuel pump), a local medical practice, electric vehicle charging, and public transport options like the Far North Bus. The village hosts a variety of options of accommodation including the Smoo Cave Hotel and Sango Sands Campsite.



Bathroom



Bedroom Two

Rooms & Dimensions

Entrance Porch
Approx 1.45m x 1.52m

Entrance Hall

Lounge
Approx 7.67m x 3.56m

Kitchen
Approx 6.15m x 2.05m

Dining Room
Approx 3.82m x 3.19m

Bathroom
Approx 3.40m x 1.96m

Landing

Bedroom One
Approx 4.06m x 3.55m

En-Suite Shower Room
Approx 2.34m x 1.17m

Bedroom Two
Approx 3.75m x 3.61m



Kitchen



Dining Room