





Detached bungalow quietly set behind the Main Street in the pretty Highland village of Lairg. Accommodation: Hall, Living Room, Kitchen, 3 Bedrooms and Shower Room. Electric storage heating and double glazing. This property requires modernisation and upgrading to unlock its full potential. Ideal property for a first-time buyer, investors or downsizers. Low maintenance garden and driveway provides off-street parking. Perfect property for those looking for a project, viewing essential. Please note: The property is not considered suitable for mortgage security purposes due to its non-traditional construction

Lairg is an ideal central location for exploring the north and west Highlands. It is a good area for walking, fishing and golf. There are general grocery shops, a Post Office, Library and a chemist. Primary education is available in the village and secondary education is provided at Golspie High School. Acklam Cottage is located minutes from the Little Loch Shin, ideal for water sports. There is a medical practice, dentists and community centre. The popular Pier Café is a short stroll away beyond the scenic community walk. Lairg has a railway station and Inverness the Highland Capital, is 49 miles to the south, where all major facilities and transport links can be found.



**Hall:**

A covered portico leads to the Upvc front door with glazed panel. Light, welcoming hall with window to the side. Electric consumer unit and a cupboard stores the electric meter. Cupboard stores the hot water tank and provides storage below. Dimplex Quantum Heater.

**Kitchen: 3.18m x 2.15m**

Bright room with large window to the side. Wooden wall and floor mounted units with ample surfaces and tiled splashbacks. Display shelving. Stainless steel sink/drainer. Electric cooker and Logik washing machine. Extractor fan and Dimplex fan heater. Door to pantry cupboard.

**Pantry Cupboard: 2.03m x 1.26m**

Practical storage space with fitted shelving and access to roof void is via a hatch. Chest freezer.

**Living Room: 5.70m x 2.80m**

Spacious double -aspect room with large window to the front and further window to the side. Defunct closed fireplace on a slate hearth with brick surround. Fitted shelving on either side of the fireplace. Wall lights. Two Dimplex Quantum heaters.

**Bedroom 1: 3.10m x 2.78m**

Bright bedroom with window to the front. Dimplex panel heater.

**Shower Room: 2.05m x 1.50m**

Practical room with window to the side. White WC, wash hand basin and easy access shower cubicle with electric Mira Sport shower. Wet wall panning. Extractor fan, mirror cabinet and shaver light. Dimplex wall heater.

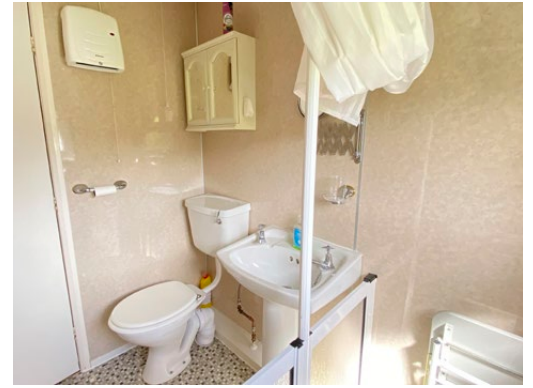
**Bedroom 2: 2.85m x 2.81m**

Double bedroom entered via a sliding door. Window to the rear with open views over fields. Dimplex panel heater.

**Bedroom 3: 2.84m x 2.42m**

Spacious double bedroom entered via a sliding door. Window to the rear with open views. Two fitted wardrobes with additional fitted storage. Dimplex panel heater.





**Garden:**

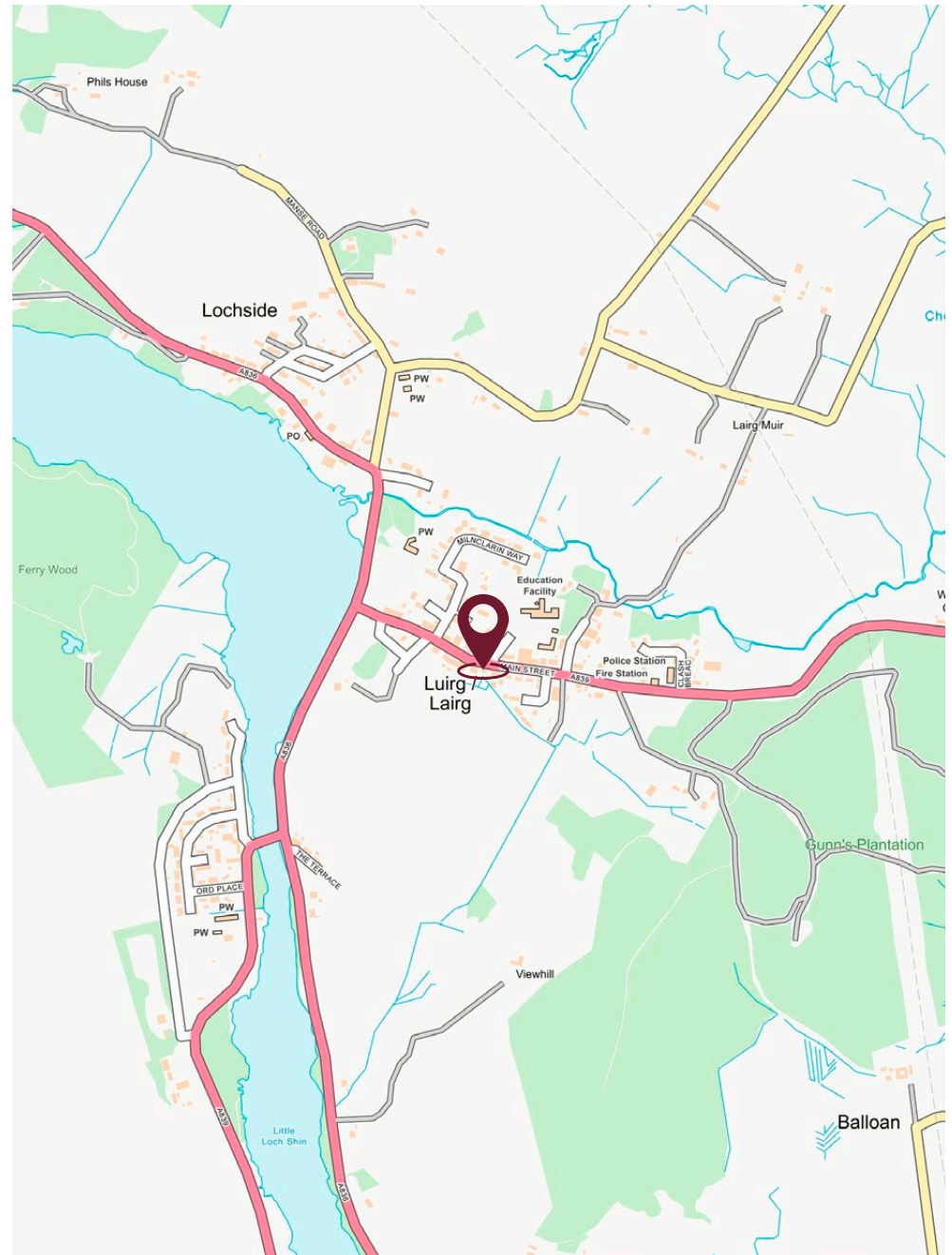
Acklam Cottage has front and rear gardens. Gravel driveway provides off-street parking. The low maintenance front garden has a sheltered grassed area and hedge border at the front. A gravel path leads to the rear. The rear garden has open views, a grassed area and a slabbed area. External lighting and power socket.

**Viewing:**

Please contact the Selling Agents or Mr Ross on 07342 900765.

**Location:**

<https://w3w.co/blink.sweeter.sizing>

**EPC Rating: D**

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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