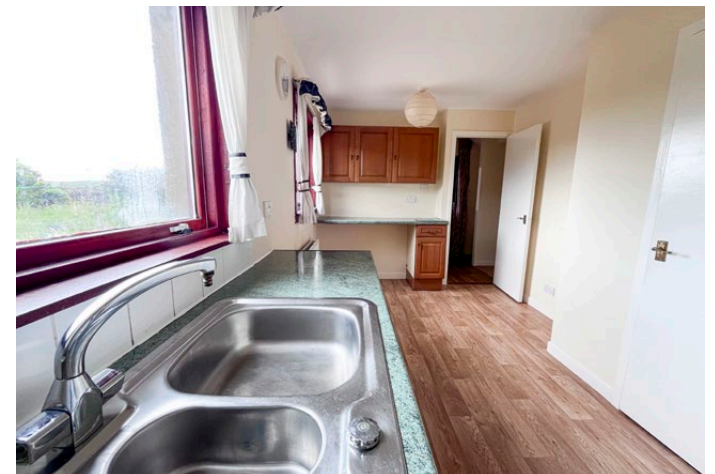
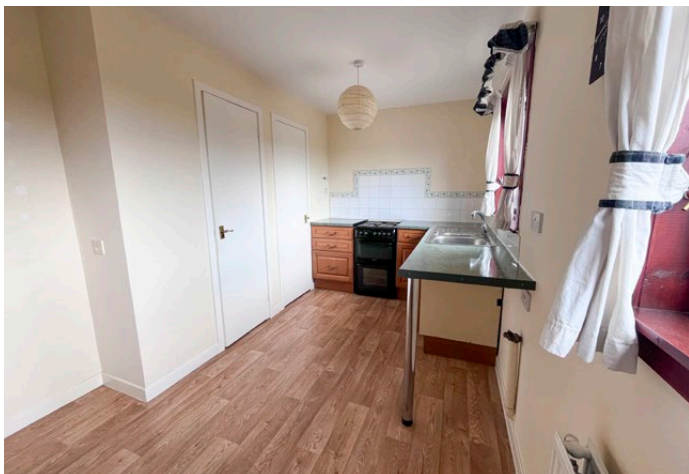




12 Druim Bhlair, Durness, by Lairg, Sutherland, IV27 4QH

Offers Over £100,000

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- Key Features
- Three-bedroom family home
- Spacious kitchen/diner
- Bright living room
- Ground floor WC and first floor family bathroom
- Double glazing throughout
- Solid fuel central heating via coal-fired system
- Front and rear gardens
- Entrance porch
- Close to Smoo Cave and spectacular sandy beaches
- Situated in the beautiful village of Durness on the North Coast 500 route
- This delightful property combines practicality, comfort, and an exceptional Highland location, making it an appealing home for a wide range of buyers.

Situated in the picturesque village of Durness, this well-presented three-bedroom home offers comfortable family living in one of the most stunning locations in the Scottish Highlands. With spacious accommodation, practical features, and easy access to some of the area's most celebrated natural attractions, this property is an excellent opportunity for families, first-time buyers, holiday home seekers, or those looking to enjoy a quieter pace of life.

The accommodation comprises a welcoming entrance porch leading into the hallway, a bright and comfortable living room, a spacious kitchen/diner ideal for everyday family life and entertaining, and a convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms, a smaller bedroom and a family bathroom. The property benefits from double glazing throughout and solid fuel central heating powered by a traditional coal fire, providing warmth and character.

Externally, the home enjoys gardens to both the front and rear, offering space to relax, garden, or enjoy the peaceful surroundings.

Perfectly positioned just a short distance from the world-famous Smoo Cave and the breathtaking beaches of Durness, the property provides an ideal base for exploring the spectacular North Coast 500 route, coastal walks, and the outstanding natural beauty of the surrounding area.



Entrance Porch:	1.69m × 1.63m
Hallway:	4.79m × 0.96m
Living Room:	4.56m × 3.86m
Kitchen/Diner:	4.83m × 2.63m
Ground Floor WC:	1.69m × 1.70m
Bedroom 1:	3.44m × 3.21m
Bedroom 2:	3.30m × 3.30m
Bedroom 3:	3.24m × 1.91m
Family Bathroom:	1.79m × 2.17m



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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