

60 Ord Place

LAIRG, HIGHLAND, IV27 4BB



*CHARMING TWO-BEDROOM BUNGALOW
ON THE EDGE OF LOCH SHIN*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



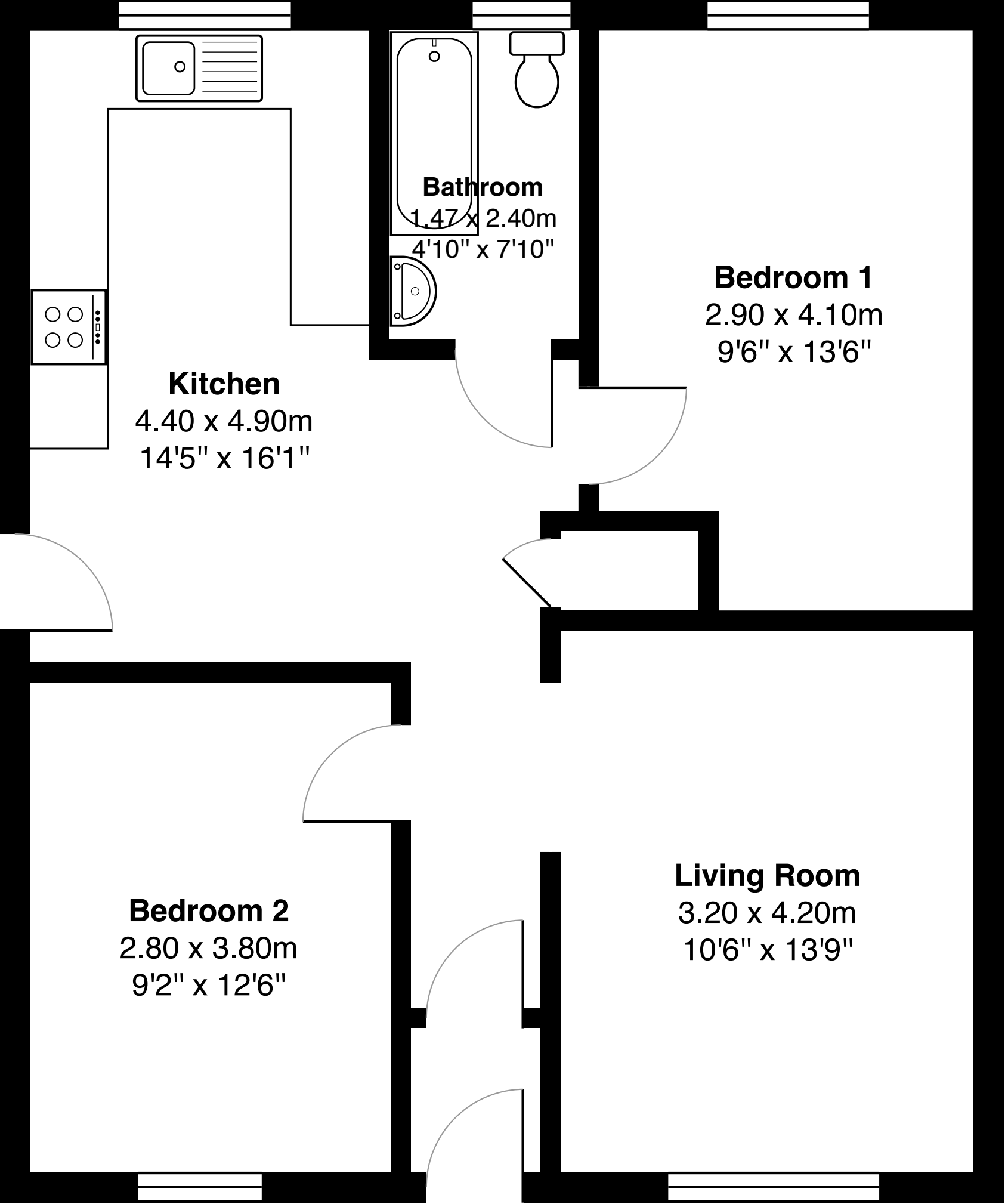




Set within a peaceful location, the property boasts generous gardens to the front, side, and rear, as well as an office/craft room that is fully insulated and equipped with power and WiFi. This well-designed two-bedroom bungalow offers a comfortable and versatile living space with a practical layout. The property features a spacious sitting room with a multi-fuel burner, an open-plan kitchen/diner with ample storage and space for appliances, and a modern bathroom with a bath and a mains shower over the bath. The home is energy-efficient, benefiting from solar panels, air-source heating, and a multi-fuel burner, ensuring comfort and reducing running costs.







Gross internal floor area (m²): 64m²
EPC Rating: B



The spacious garden front side and rear on offer is secure ideal for pets and children, well sectioned for a variety of uses, currently frequented by wildlife, offering the ideal space for growing, relaxation and play.

The garage and workshop shed are both fully powered and secure, perfect for a gym, workshop or other uses.



60 Ord place is backed on to Ferry croft woods and Ord hill, and Loch Shin with sailing club and jetty just across the road. Loch shin and falls are famous for it's salmon fishing and rare wild birds who frequent little loch shin by the house.

Ferrycroft offers a brand new play park , a range of accessible paths and more rugged nature walks with historical sites brochs and cairns and loch behind the house.

Lairg, is known as the gateway to the Sutherland's and the village offers the best of both rural and town lifestyle. Lairg is well connected by it's train station, bus links, taxi and well maintained roads, ferry services to the isles close by via Ullapool.

Lairg offers easy access to Sutherlands known for its hills now a world acclaimed geopark, and it's unspoilt coasts with Scotland's best beaches paired with a warm welcoming village lifestyle with plenty clubs and events across the year.

A picturesque commute takes you to a range of towns and the city of Inverness. Lairg has plenty to keep you busy with an impressive range of clubs and activities for all ages it boasts a learning centre busy with classes, community centre, churches and a range of shops, doctors surgery, pharmacy, an award winning cafe and restaurants , food shops post office, petrol station, a library, hairdresser. Plenty for all to entertain and connect through the seasons





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARIE WOOD
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.