

Harbour Cottage

KINLOCHBERVIE, LAIRG, IV27 4RR



A charming three-bedroom detached Highland retreat with harbour views and mountain backdrops



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Harbour Cottage is a charming three-bedroom detached home set in the heart of Kinlochbervie, enjoying one of the most spectacular locations in the northwest Highlands. With a dramatic mountainous backdrop and sweeping views across the harbour, this property offers a truly idyllic setting for those seeking peace, beauty, and a taste of traditional Highland life. The cottage sits on a generous plot of around half an acre, with a wraparound garden that enhances the sense of space and privacy.

THE LOUNGE



Inside, the home strikes a perfect balance between old and new. A bright entrance sunroom offers a warm welcome and a peaceful spot to take in the views. The lounge, complete with a coal fireplace, provides a cosy retreat, while the updated kitchen adds a more modern touch to the home's character. A separate utility room and formal dining room provide excellent practicality, and a contemporary shower room completes the ground floor.

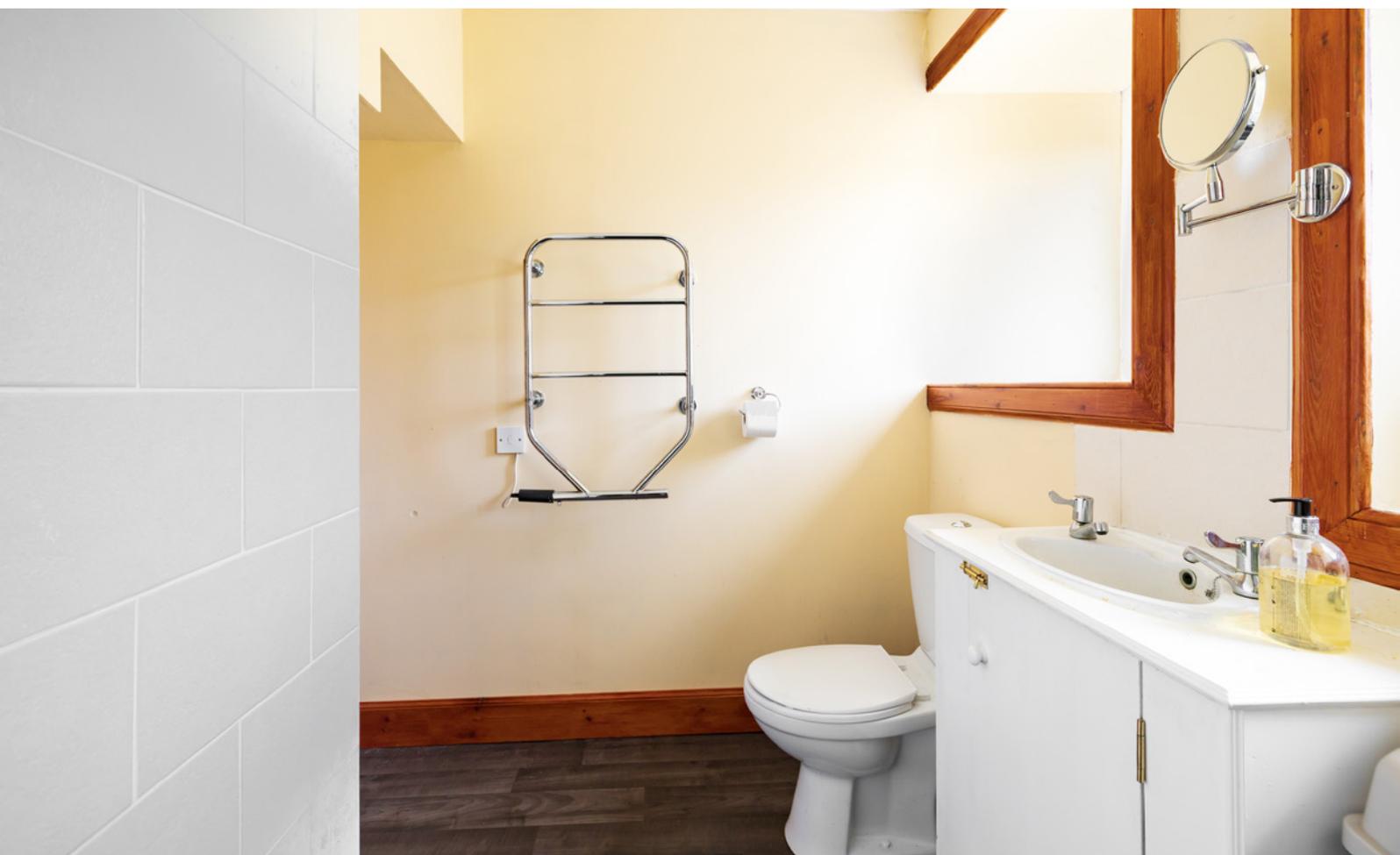
THE KITCHEN



THE DINING ROOM & UTILITY



THE SHOWER ROOM





Upstairs, there are three bedrooms, two spacious doubles and a smaller single. The larger rooms enjoy breathtaking views over the harbour and surrounding hills, offering a serene and ever-changing landscape right from your window.

BEDROOM 1



BEDROOM 2



BEDROOM 3



Outside, the expansive garden grounds host a static caravan, with existing siting for a second, making this a potentially exciting option for guest accommodation or holiday letting (subject to the necessary consents). There is also a useful outbuilding for storage and a hard-standing driveway for parking.

Harbour Cottage is more than just a home—it's a rare opportunity to embrace life in one of Scotland's most scenic and sought-after coastal villages. Whether you're looking for a full-time residence, a holiday escape, or a unique investment, this property captures the essence of Highland charm and natural beauty.

EXTERNALS

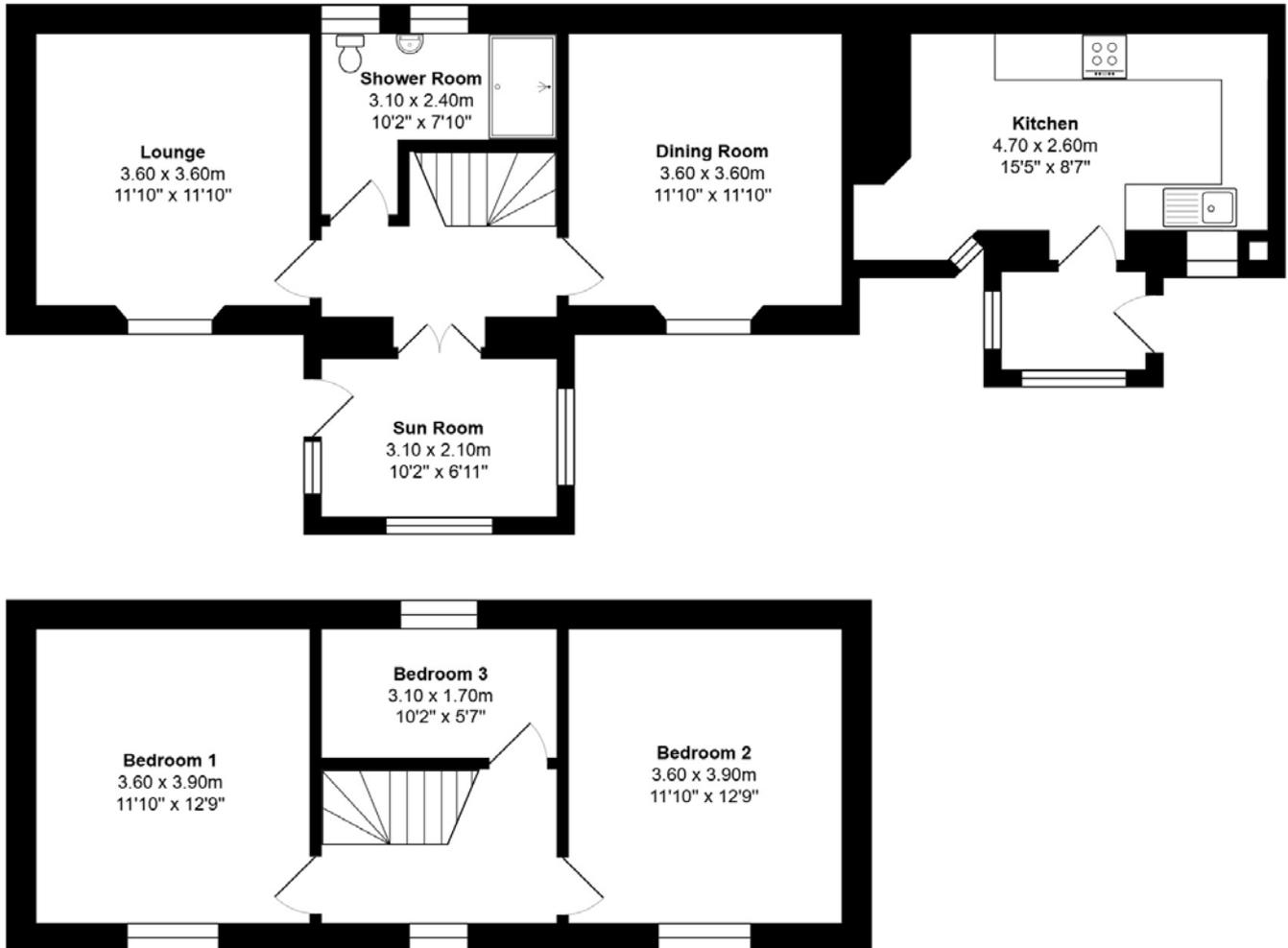


The owners of the property also have ownership of the adjoining land, which has been valued at approximately £30,000. This land is not factored into the home report valuation or the current marketing price for the property. However, they are open to the possibility of including it as part of the sale through separate negotiation.

EXTRA LAND

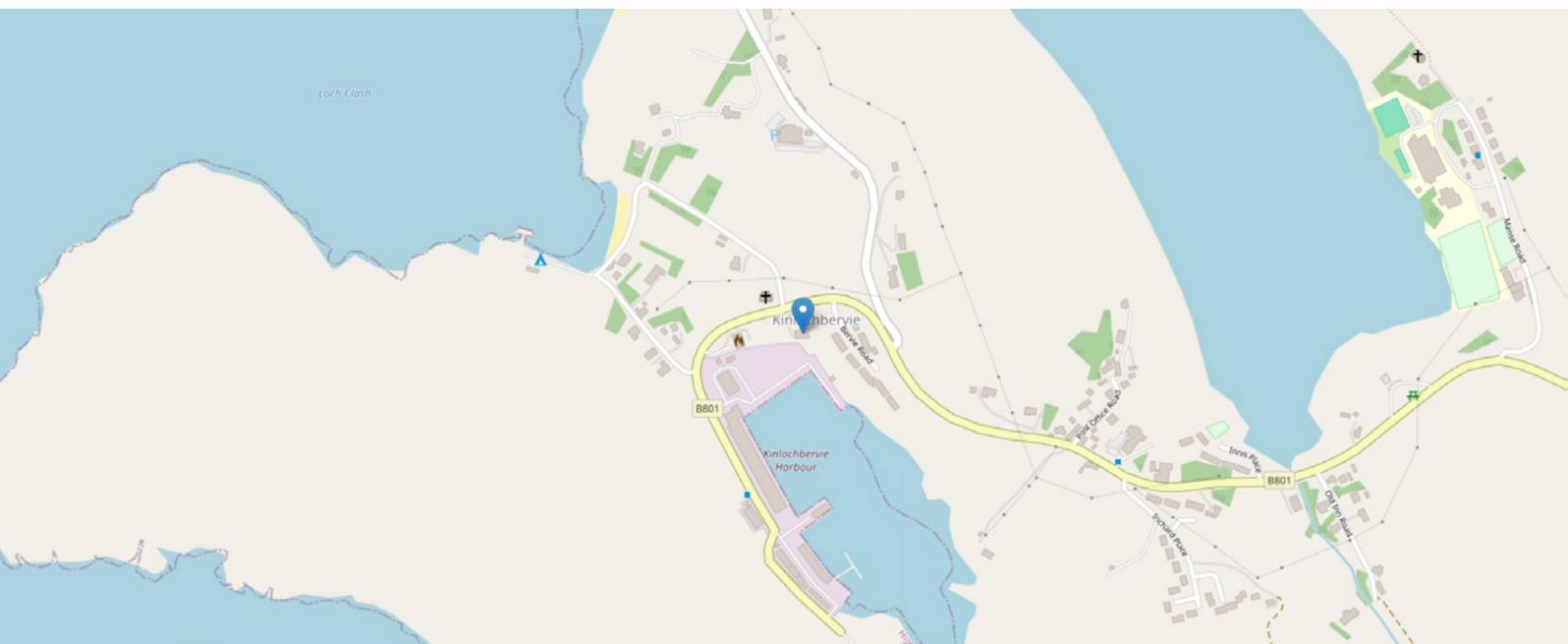


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 106m² | EPC Rating: F



THE LOCATION

Nestled on the rugged and beautiful northwest coast of Scotland, Kinlochbervie is a charming and peaceful village that offers a rare blend of natural beauty, local convenience, and outdoor adventure. Situated along the iconic North Coast 500 route, Kinlochbervie is an increasingly popular destination for those seeking an escape to one of Scotland's most breathtaking regions. Despite its tranquil setting, the village offers a surprising array of local amenities, most of which are within easy walking distance. These include a well-stocked general store, a Post Office, a welcoming café, a health centre, a hotel and a chandler's shop at the picturesque working harbour - a true hub of local life and activity.





Several major supermarkets also offer a convenient delivery service to the area, adding to the ease of day-to-day living. Families are well catered for, with both primary and secondary schools located within the village, making Kinlochbervie an ideal setting for those looking to raise children surrounded by nature and community spirit. The area is a haven for outdoor enthusiasts, with its dramatic coastline, pristine sandy beaches, and towering mountain ranges offering endless opportunities for adventure. From hillwalking and rock climbing to fishing and a variety of water sports, Kinlochbervie provides a gateway to explore some of the Highlands' most spectacular scenery.

Although remote, Kinlochbervie maintains excellent links to Inverness, the capital of the Highlands, which lies approximately 98 miles to the southeast. Inverness offers a wide range of shopping, leisure and entertainment options, as well as reliable road, rail, and air connections to the rest of the UK and beyond.

Whether you're looking for a peaceful retreat, a base for outdoor exploration, or a vibrant community surrounded by nature, Kinlochbervie truly offers the best of Highland coastal living.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Professional photography
MICHAEL MORLEY
Photographer



Layout graphics and design
ALLY CLARK
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.