



**Tigh Beag, Inverkirkaig, LOCHINVER, IV27 4LR**

**Offers Over £150,000**

**REF: 61020**





Tigh Beag represents a unique opportunity to purchase a delightful holiday chalet in the hamlet of Inverkirkaig, just outside the village of Lochinver and enjoys superb uninterrupted views over Loch Kirkaig Bay and to the unspoilt surrounding countryside. The property which benefits from double glazing and electric heating and has been used as a successful holiday let in the past, can be sold fully furnished and equipped. In good condition throughout, viewing is highly recommended to fully appreciate this charming holiday home and beautiful tranquil location.

The accommodation consists of a double aspect open plan kitchen/lounge/dining area with patio doors opening to the veranda, taking full advantage of the superb views on offer. The kitchen area has a selection of units along with a freestanding electric cooker, washing machine, tumble dryer and fridge. There are also two double bedrooms, one with fitted storage and a shower room comprising a two-piece suite and freestanding electric powered shower.

The fully enclosed garden area surrounding the property is mainly laid to grass, an ideal venue from where to appreciate your enviable location. There is also a large parking/turning area.

The holiday lodge is within easy reach of the thriving fishing village of Lochinver which offers an excellent range of facilities and amenities including supermarket, Post Office, mobile bank, hotels, restaurants and a small selection of retail outlets. Ullapool is approximately 42 miles away offers a Supermarket, a thriving High Street and ferry terminal.

The property is reached via some of the most stunning countryside in the West Highlands of Scotland and the area is an extremely popular tourist destination with a wide variety of outdoor activities available on your doorstep including sailing, hillwalking, shooting and fishing.

Inverness, the main business and commercial centre in the Highlands is approximately 93 miles away and offer extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

**Lounge/Kitchen/Diner**      **5.79m x 4.96m (19'0 x 16'3)**

**Shower Room**            **2.53m x 1.57m (8'3 x 5'2)**

**Bedroom 1**                **4.01m x 2.43m (13'2 x 8'0)**

**Bedroom 2**                **4.04m x 2.44m (13'3 x 8'0)**



### General

General all floor coverings, light fittings, curtains blinds and white goods are included in the asking price. All other items of furnishings and equipment can be made available by separate negotiation.

### Services

Mains water and electricity. Septic tank drainage.

### Council Tax

N/A

### EPC Rating

F

### Post Code

IV27 4LR

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

JD/EC/WHIT0109/2

### Price

Offers Over £150,000

### Directions

From Inverness city, travel north until you reach the village of Lochinver. Pass through the village, eventually turning left signposted 'Inverkirkraig.' As you drive through the village, continue towards the shoreline and the Chalet is first on your left.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

