



40 Inver Park, Lochinver, IV27 4LN

Offers Over £100,000

REF: 61266







This spacious, two-bedroom mid-terraced villa enjoys a superb central position within the popular West Coast village of Lochinver. Freshly decorated in neutral tones, and in good condition throughout, the property benefits from air source heating, double glazing and views towards Loch Inver.

The accommodation consists of; an entrance vestibule with small storage cupboard housing the electrics and glass door leading to the hall; hallway with staircase leading to the upper floor; a generous, front-facing lounge; a newly refurbished kitchen with a good selection of the base and wall mounted units, complementary worktops, tiling to splash back, integrated electric oven, hob and extractor fan, space for washing machine, tumble dryer and fridge freezer and ample room for informal dining; a rear vestibule with door leading to the garden and hot water tank. On the upper floor; upper landing with large storage cupboard; two generous bedrooms, both with fitted storage and one giving access to the attic; a newly refurbished bathroom comprising a bath with electric shower, wash hand basin and wc.

The garden to the front of the property is laid to a combination of lawn and paving for easy maintenance. The garden to the rear of the property is on an incline, mainly laid to lawn and benefits from a small, paved patio area providing an ideal venue for alfresco dining. There is ample parking available to the front and side of the property for both residents and visitors alike.

Lochinver is a small fishing village in the North West of Sutherland, within commuting distance of the town of Ullapool, which is 36 miles away. An ideal retreat for those wishing a community lifestyle, with excellent loch and sea fishing nearby, and within easy reach of the sandy beaches at nearby Achmelvich and Clachtoll. 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. The village amenities include a selection of shops, café's, butchers, newsagents, petrol station, Post Office, doctors' surgery and a Leisure Centre. The village is renowned for its award-winning restaurants, providing a variety of local eating establishments. Primary education is provided at Lochinver Primary School and secondary education is provided at Ullapool High School, where transport is provided. Further shopping and facilities are available in Ullapool, with supermarkets, shops, restaurants, bank, pharmacy and Leisure Centre with swimming pool. A service bus runs daily from the village to Ullapool and seasonally to Inverness. Inverness, is 96 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Entrance Vestibule</b>	<b>2.46m x 1.90m (8'0 x 6'3)</b>	<b>Upper Landing</b>	<b>0.00m x 0.00m (0'0 x 0'0)</b>
<b>Hall</b>	<b>0.00m x 0.00m (0'0 x 0'0)</b>	<b>Bedroom 1</b>	<b>3.63m x 2.94m (11'11 x 9'8)</b>
<b>Kitchen</b>	<b>3.62m x 3.26m (11'11 x 10'8)</b>	<b>Bedroom 2</b>	<b>3.62m x 3.60m (11'11 x 11'9)</b>
<b>Lounge</b>	<b>4.02m x 3.63m (13'2 x 11'11)</b>	<b>Bathroom</b>	<b>1.88m x 1.69m (6'2 x 5'6)</b>
<b>Rear Vestibule</b>	<b>1.68m x 1.07m (5'6 x 3'6)</b>		





**General**

All floor coverings, light fittings, curtains, oven, hob and extractor are included in the asking price.

**Services**

Mains water, drainage and electricity.

**Council Tax**

Council Tax Band A

**EPC Rating**

C

**Post Code**

IV27 4LN

**Entry**

By mutual agreement.

**Viewing**

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

**Reference**

LB/EB/ROBB35/3

**Price**

Offers Over £100,000

**Directions**

From Inverness City, travel North on the A9. At Tore roundabout, take the 2nd exit onto A835. Continue on this road, passing through Ullapool. At the Ledmore junction turn left onto A837. Keep going, until you reach the village of Lochinver. Enter into the village and turn right over the bridge. Follow the road up the hill - as you come back down the hill turn left into Inver Park. Take the first left and follow the road along. The property is further along on your left hand side.

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

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

