



SEALLADH NA MARA
INVERKIRKAIG, LOCHINVER, SUTHERLAND

Galbraith



SEALLADH NA MARA, INVERKIRKAIG, LOCHINVER, SUTHERLAND

A comfortable modern house with spectacular water and mountain views.

Lochinver 3 miles ■ Ullapool 27 miles. ■ Inverness 83 miles.

- Two Reception Rooms. Four Bedrooms.
- Well laid out family accommodation.
- Delightful, easily managed grounds.
- Stone outbuilding and timber garden shed.
- Stunning, south-facing views over Inverkirkaig Bay to Suilven and Cul Mhor.
- Access to the loch is just a short walk from the house.

About 0.4 hectares (0.9 acres) in all.

Offers Over £330,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Sealladh Na Mara is in the hamlet of Inverkirkaig close to Lochinver on the north-west coast of Scotland. The property is in a beautiful setting, with spectacular, south-facing views over Inverkirkaig beach and to the mountains of Suilven and Cul Mor, while there is direct access from the property to lochside.

The surrounding area is one of the last great, unspoilt wildernesses in Europe where the dramatic outlines of Suilven, Canisp and Quinag provide a backdrop for a beautiful landscape of moorland and coastline. The village of Lochinver is a thriving and busy port with fishing vessels from many parts of the world landing their catches at the fish market. The village has two small supermarkets, Post Office, petrol station, Health Centre, Community/Leisure Centre and a primary school as well as a number of other shops and facilities. Ullapool, about a 50 minute drive away, has a wider range of amenities including a secondary school.

DESCRIPTION

Sealladh Na Mara has well-laid out accommodation and, although it may now benefit from some modernisation, the rooms are spacious and the generous windows and first floor balcony take advantage of the views.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Kitchen. Bedroom. Shower Room. Utility Room.
First Floor - Master Bedroom with Balcony. Two further Bedrooms. Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a gate opening to a driveway leading to a parking area in front of the house.

The easily managed grounds extend to approximately 0.9 acres and are laid to grass, fringed and interspersed with mature trees and shrubs. There is a sheltered, flagstone sitting area adjacent to the house and a generous parking area. Within the grounds is a garden shed and, towards the southern boundary, a charming, renovated, stone bothy.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil and wood burning stove	F	WiFi*	Available*	C	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - ///tastes.adults.button

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

VIEWING

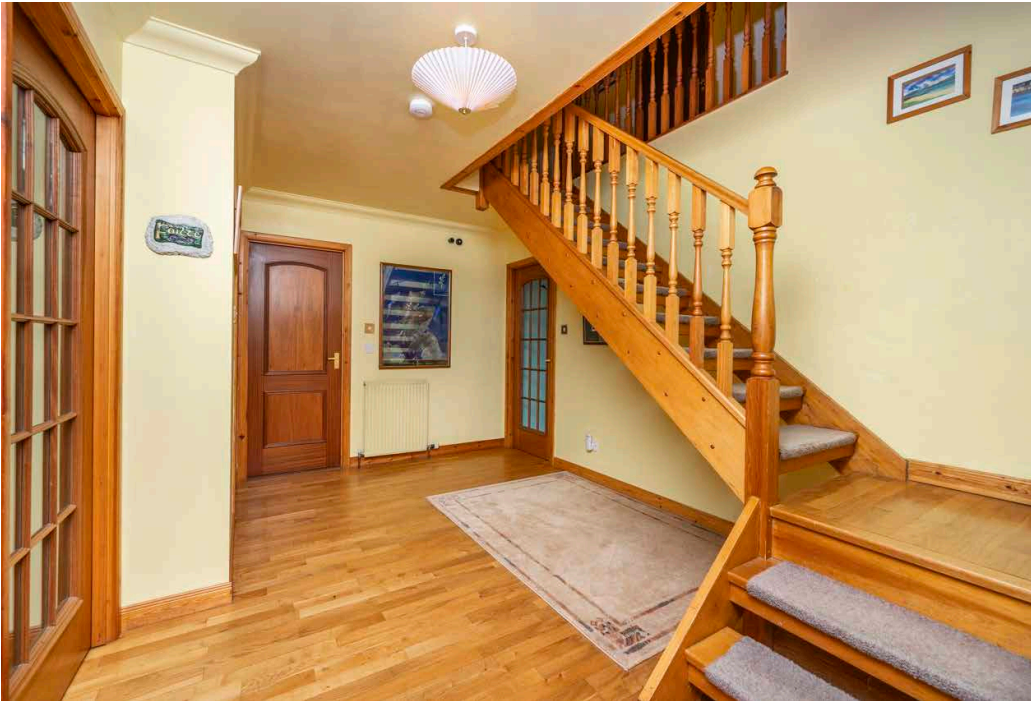
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV27 4LR

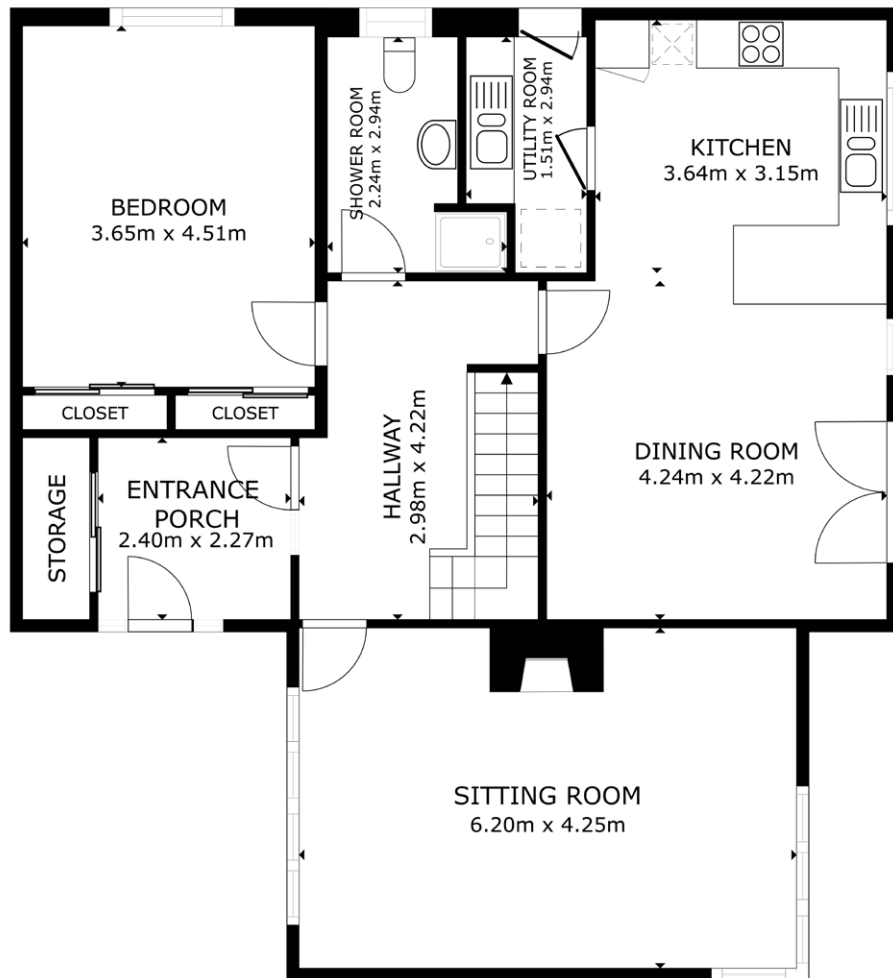
SOLICITORS

Thorntons, Inverness
Office 9, Kintail House
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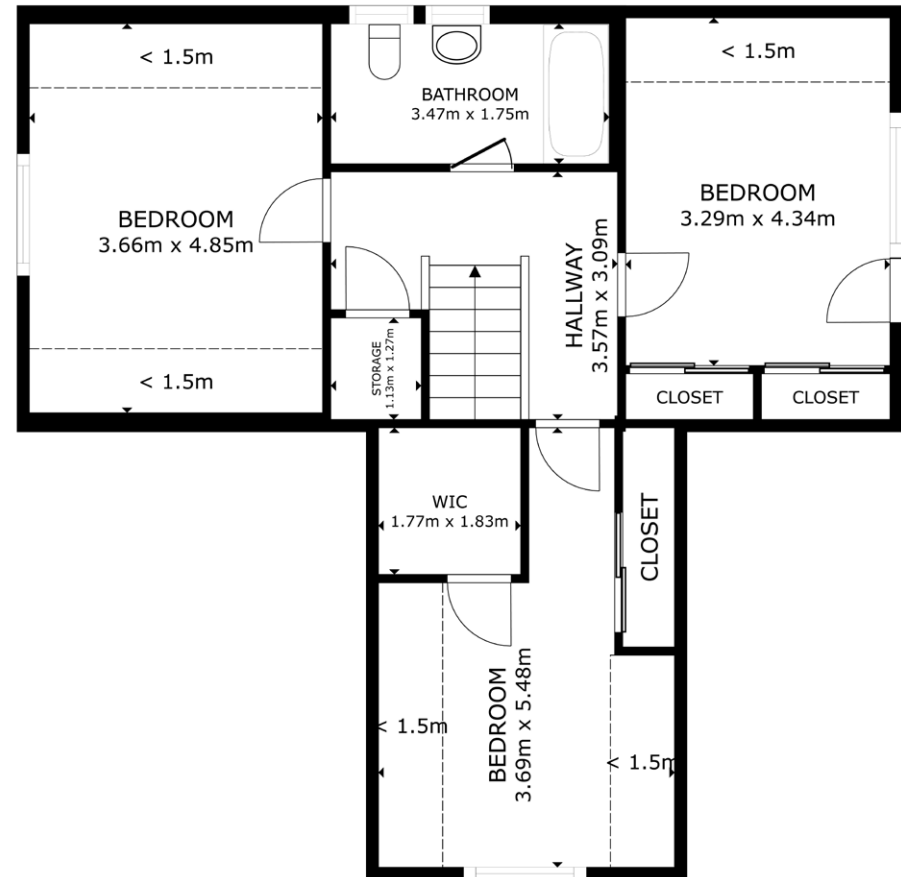




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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 106.5 m² FLOOR 2 60.0 m²
EXCLUDED AREAS : REDUCED HEADROOM 13.4 m²
TOTAL : 166.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in September 2025.





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