

## Whin Cottage, Laid, Durness



**Offers Over £295,000**



This unusual property, built on a steel platform and stilts features an open plan internal layout with living spaces that capture the awe-inspiring views of Loch Eriboll, the picturesque countryside, and magnificent mountains including Ben Hope. The main living area is enhanced by Velux windows, while large floor-to-ceiling windows and glazed doors throughout the home invite an abundance of natural light. All windows and doors are double-glazed, ensuring comfort and energy efficiency. Additional features include oil central heating and a charming wood-burning stove in the living room. The upper level boasts an open-plan kitchen, dining, and living area, each providing access to a front-facing balcony, perfect for enjoying the surrounding views. This level also includes a utility room

with access to a rear balcony, a generously sized shower room, and a bedroom with direct access to an external staircase. To the ground floor off the hallway is a further bedroom with double doors that open out onto the small patio, an additional shower room and large storeroom. The property occupies a generous plot with low maintenance in mind. Approximately 7 miles from Durness, the largest village in the north western corner of Scotland, and only 4 miles from the gorgeous Cannabeinne Beach the property may appeal to those looking for their own highland bolthole. A perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation, viewing is highly recommended to appreciate the location and all the property offers.





### **Living Room: 4.6m x 4.06m 15'1" x 13'4"**

Log burner set on large tiled hearth. Two windows to side. Glazed door to front with two side glazed panels. Solid wood flooring. Spotlights. Radiator. Four velux windows.

### **Open Plan Kitchen/Diner: 7.9m x 3.88m 23'3" x 12'8" max**

Fully fitted kitchen with various units, work top space and splash back. Fitted four ring hob. Single fitted oven at eye level. 1.5 stainless steel sink with mixer tap and drainer. Spotlights. Velux window and window to rear. Three windows and double-glazed doors leading out to the balcony. Telephone point. Radiator. Wall lights. 15 panel glazed door to hallway and to utility room. Solid wood flooring

### **Utility Room: 2.38m x 2.35m 7'10 x 7'8"**

Services for washing machine. Fitted work top space. Space for fridge freezer, dryer and dishwasher. Spotlights. Extractor. Coat hooks to wall. Radiator. Window to rear and glazed door to rear balcony. Vinyl flooring.

### **Landing: 4.66m x 2.13m 15'3" x 7"**

Window to front. Carpet. Radiator. Stairs to ground level. Spotlights.



### **Shower Room: 2.88m x 2.36 9'5" x 7'8" max**

Large shower enclosure with wet wall and thermostatic shower. Wash hand basin with mixer tap. WC with push top flush. Double doors to storage cupboard also housing the hot water system. Extractor. Window to rear. Spotlights. Vinyl flooring.

### **Bedroom 1: 4.59m x 4.07m 15'01" x 13'04"**

Floor to ceiling picture window. Glazed door to side leading to external staircase to ground level. Window to rear. Access to roof void. Radiator. Carpet. Spotlights. TV point.

### **Hall: 3.84m x 2.17m 12'7" x 7'1"**

Carpet. Radiator. Spotlights. External glazed door to front.

### **Storage Room: 2.32m x 1.28m 7'7" x 4'2"**

Electrics to wall. Vinyl flooring.

### **Shower Room: 2.45m x 2.34m 8' x 7'8"**

Fitted shelf with counter top wash hand basin with mixer tap and splash back. Large shower enclosure with wet wall and thermostatic shower. WC with push top flush. Towel radiator. Spotlights. Vinyl flooring. Window to rear. Extractor.







**Bedroom 2: 4.62m x 4.09m 15'2" x 13'5"**

Glazed door with floor to ceiling glazed panels to front. Window to rear. Carpet. Radiator. TV point.

**Outside:**

Gated driveway sweeps down and around to the front of the property with ample space for turning.  
A small patio can be found to the front of the property. A timber shed houses the oil tank. External staircase leads from the ground level to the first-floor bedroom. Balconies can also be found to the front and rear.

**General Information:**

The floor coverings and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

**Council Tax:**

The subjects are in band D.  
The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.



**EPC:** C

**Postcode:** IV27 4UN

**Entry:** By arrangement:

**Viewing:** By arrangement with our Thurso Office

**Price:**

Offers Over £295,000 should be submitted to our Thurso Office.  
Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

**What3words:** \\slopes.swims.custard

**Directions**

From the West continue from Durness on the A838 for approximately 7 miles. The property is located on the left-hand side. From the East continue on the A838, passing through Tongue. Continue for approximately 22 miles and you shall find the property on the right-hand side

**Location:**

The property is situated on the North West coast of Scotland. Adjacent to the popular NC500 route, it is approximately 7 miles from Durness, the largest village in the north western corner of Scotland. Durness has a population of around 400, and is on the A838 road. It is located between the towns of Thurso 72 miles (116 km) to the east) and Ullapool 68 miles (109 km) to the south. Approximately a 2 ½ hour drive from Inverness the area has a superb rugged coast line and fantastic beaches with turquoise waters. In addition to the wildlife and vast open spaces are moorlands and dramatic mountains which attractive birdwatchers, hill walkers and mountain climbers alike and there is also the Durness footpath network. Durness has a primary school, with secondary schooling available in Kinlochbervie, and a variety of local shops and businesses including a health centre, Spar, post office, craft village, 24 hr fuel, hotel and pub. Tesco also offer a collection service from Kinlochbervie and Scotland's mobile cinema Screen Machine presents the latest films to the area. The village hall offers indoor bowls, spinning classes, yoga, knit and natter and coffee mornings. Dial a Bus also offers weekly shopping trips to Thurso and Inverness.



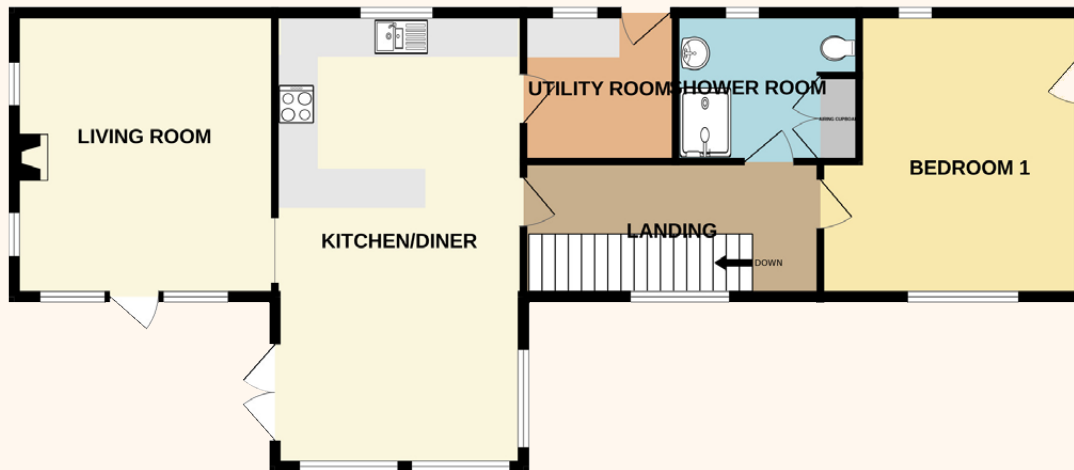


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Ground Floor



First Floor



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*

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