



PETER MURPHY & Co
ESTATE AGENTS

Dubh Choirean , Dervaig, PA75 6QL
Offers Over £330,000



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Nestled in the charming village of Dervaig, this delightful three-bedroom house offers a unique opportunity to embrace coastal living with stunning sea views. Set on an expansive 1.5-acre plot, this property is a rare find, providing both space and tranquility in a picturesque setting.

The house boasts a well-thought-out layout, perfect for families or those seeking a peaceful retreat. Each of the three bedrooms is generously sized, allowing for comfortable living and ample storage. The property benefits from oil central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this home is the inclusion of a two-bedroom chalet, which presents a multitude of possibilities. Whether you envision it as a guest accommodation, a home office, or a creative studio, this additional space enhances the property's appeal and versatility.

The surrounding landscape is simply breathtaking, with the sea views providing a serene backdrop to daily life. The generous outdoor space allows for various activities, from gardening to enjoying leisurely strolls in your own private haven.

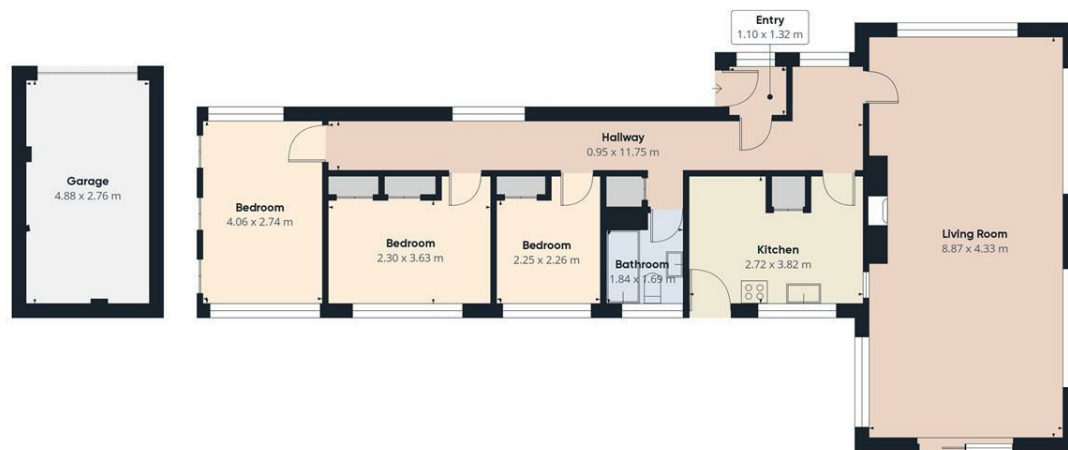
This property in Dervaig is not just a house; it is a lifestyle choice, offering a rare combination of comfort, beauty, and potential. If you are seeking a home that captures the essence of coastal living while providing ample space for relaxation and creativity, this is an opportunity not to be missed.

Description

Situation



null
Council Tax Band: C
Available:



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
149.36 m²

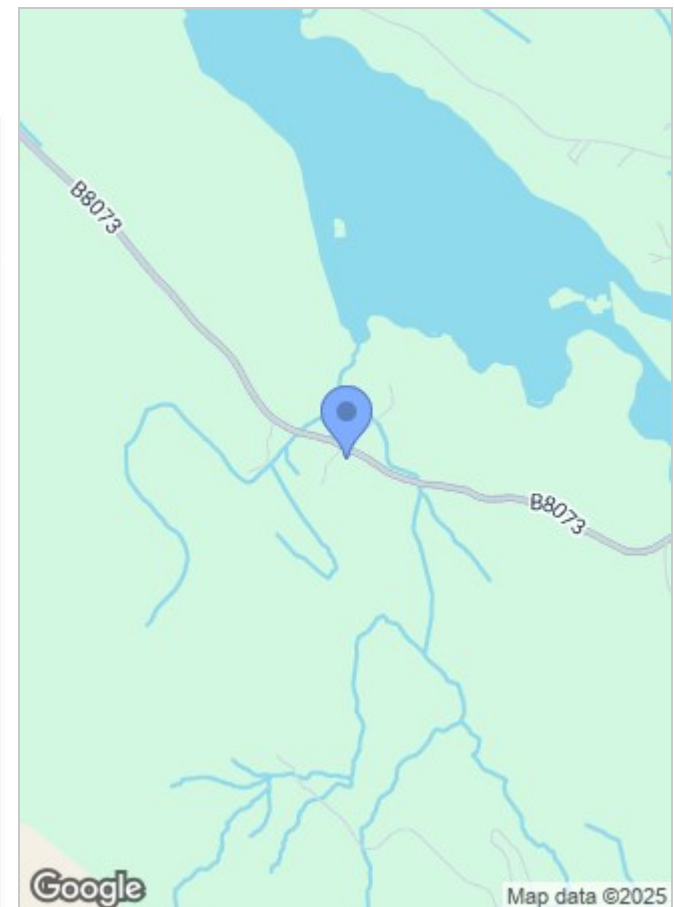
Balconies and terraces
9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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