The Highland Council
Comhairle na Gàidhealtachd

THE HIGHLAND COUNCIL
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4 MACLEOD CRESCENT, ALTNAHARRA, LAIRG, IV27 4UG

FOR SALE



THREE-BEDROOM SEMI-DETACHED PROPERTY

OFFERS AROUND – £100,000

Description:
A three-bedroom semi-detached dwellinghouse extending to approximately 94 sq.m (GIA). The accommodation is well-proportioned and arranged over two levels. On the ground floor there is an inner hall leading to a living room/dining area, kitchen with utility room off, shower room and bedroom. The first floor comprises a landing and two further bedrooms, providing a practical family layout. The property benefits from garden ground to the front and rear, with on-street parking available nearby.

The property is connected to mains electricity, water and drainage. Heating is provided by a solid fuel stove with back boiler serving radiators, with hot water supplemented by an electric immersion heater.

The property offers an attractive refurbishment opportunity, with potential to modernise and upgrade the accommodation to the purchaser's own specification and, following improvement works, create a comfortable family home or a long-term rental investment.

Location:

Altnaharra is a small rural hamlet in Sutherland, set within an attractive Highland landscape and surrounded by open countryside and loch scenery. The area offers a peaceful setting with access to a wide range of outdoor pursuits and recreational activities, making it well suited to those seeking a quieter rural lifestyle.

The property is situated on Macleod Crescent within a semi-rural residential setting, with neighbouring properties of a generally similar age and type nearby. The former Altnaharra Primary School and a small playpark are located adjacent, and the property enjoys an open outlook to the rear. A wider range of amenities and services can be found in Lairg, approximately 20 miles to the south.

Costs:
Each party will be responsible for their own legal and professional costs arising from the transaction. The purchaser will be responsible for any LBTT, VAT (if applicable), registration dues and outlays.

Viewing Arrangements/Enquiries:
Viewing is strictly by appointment.
Please contact Vishnu on 01463 702836 or e-mail: vishnu.sivanandam@highland.gov.uk.

Planning:

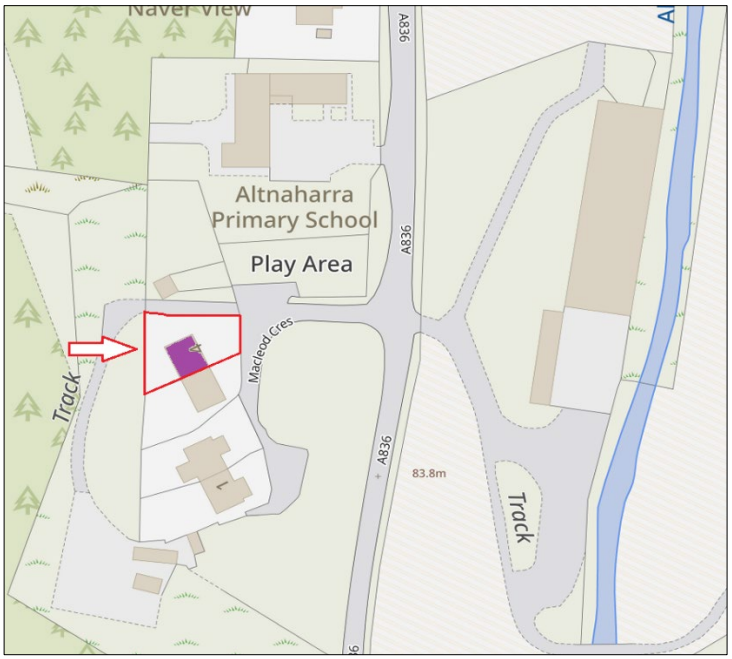
The property is a residential dwellinghouse. Any alteration, extension, or change of use would be subject to the necessary statutory consents. Interested parties should make their own enquiries with The Highland Council's Planning Service.
Link - Planning information is available via The Highland Council's online Planning Portal.

Submission of Offers:
A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers should "note interest" to be notified of any closing date.
All offers should be submitted in standard Scottish legal by email to property.offers@highland.gov.uk.
The Highland Council does not bind itself to accept the highest or any offer and, notwithstanding the above reserves the right to take a suitable offer at any time.

Internal View:



Location



The information contained in these particulars does not form part of any offer or contract. The seller gives no warranty as to the condition of the property or the services contained therein. Descriptive details, including plans, are indicative only and are not guaranteed. Prospective purchasers are advised to verify all material facts and satisfy themselves through inspection or professional advice. Whilst these particulars are believed to be correct, they are provided for guidance only. The accuracy of the information is not warranted or guaranteed. No member of staff of The Highland Council has any authority to make or give any representation or warranty in connection with this property. The property is offered for sale in its present condition. Date of preparation – April 2026