



West Lyne, Gorthleck, IV2 6UJ

Offers Over £250,000

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PROPERTY PROFESSIONALS



- Detached Single Storey Cottage Home
- Timber Frame Double Glazed Windows
- Bright Sun Lounge Overlooking Rear Garden
- Separate Shower Room
- Detached Single Car Timber Garage
- Extensions To Front, Side And Rear
- Oil Fired Central Heating System
- Family Bathroom With Bath And Shower
- Large Kitchen Dining Room
- Driveway Parking On Tarmac And Gravel

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Set in the beautifully scenic hamlet of Gorthleck, Laracks is a detached single storey cottage with extensions to the front, side and rear, offering versatile living space, two bathrooms, a sun lounge and private gardens. With loch views to the front and generous sized rooms, it presents an attractive opportunity for a range of buyers.

The front vestibule leads directly into the first of three bedrooms. This bright single room has two large windows, neutral painted walls and wooden flooring, making it equally suitable as a guest room, child's room or home office. From the front facing window you enjoy views out to Loch Mhor.

From here, the hall connects to the lounge, where a solid fuel fire set within a red brick fireplace and tiled hearth creates a natural focal point. Light cream painted walls and wooden flooring give the room a warm, inviting feel and there is space for sofas, a television unit and additional furnishings.

A door from there opens into the sun lounge. This is a bright space with windows overlooking the rear garden. Decorated in neutral tones with wooden flooring, this is a comfortable spot for relaxing while enjoying views of the outdoors.

One of the double bedrooms benefits from windows set on opposite walls, allowing natural light to enter from different angles and giving the room an open, airy feel. It is currently arranged with two single beds and additional furniture, with space remaining for further furnishings if desired. Crisp cream walls and wooden flooring create a neutral backdrop while a small built-in storage cupboard provides a practical solution for everyday belongings.

The second double bedroom offers a similar sense of space, with a window to one side allowing natural light to fill the room. Finished with clean, neutral walls and the same wooden flooring, it has a cohesive look that flows with the rest of the home. A built-in storage cupboard is included here too, keeping floor space free for furniture.

The shower room is fitted with a corner cubicle with a Triton electric shower, a toilet and a wash basin, with light grey tiling on the walls and a frosted window for privacy.

The kitchen and dining room form a generous open-plan space with wooden cabinets, light acrylic worktops and cream floor tiles. There is a double oven built in at eye level, an electric hob on a separate run of units and a stainless steel sink beneath one of two windows. Space and plumbing are in place for a dishwasher and the layout allows ample room for a dining table and additional furniture.

A rear hall leads to the family bathroom, which features a white bath set against one wall and a separate corner shower cubicle, giving the flexibility of a quick shower or a long soak. Light grey tiling lines all the walls and the room also includes a pedestal sink, toilet and a large frosted window.

The utility room has a stainless steel sink set above storage cupboards, space for laundry appliances, cream tiled flooring and a wide window. The oil-fired combi boiler is located here, providing heating to water-filled radiators throughout the home.

Outside, the garden is designed for low maintenance, with stone chips to the front and a mix of stone chippings, raised planting sections and rockeries to the rear. Timber fencing encloses the plot, while a tarmac and gravel driveway offers private parking. A detached single car garage sits within the grounds, alongside an additional timber storage building.

With its practical layout, multiple living areas, two bathrooms and pleasant garden spaces, Laracks offers comfortable rural living within reach of village amenities. Contact Hamish Homes today to arrange your private viewing.

About Gorthleck

Gorthleck is a tranquil hamlet nestled on the northern shore of Loch Mhòr, offering a peaceful rural lifestyle surrounded by stunning natural beauty. Located approximately 20 miles south of Inverness, residents enjoy the serenity of the countryside while remaining within reach of the city's amenities.

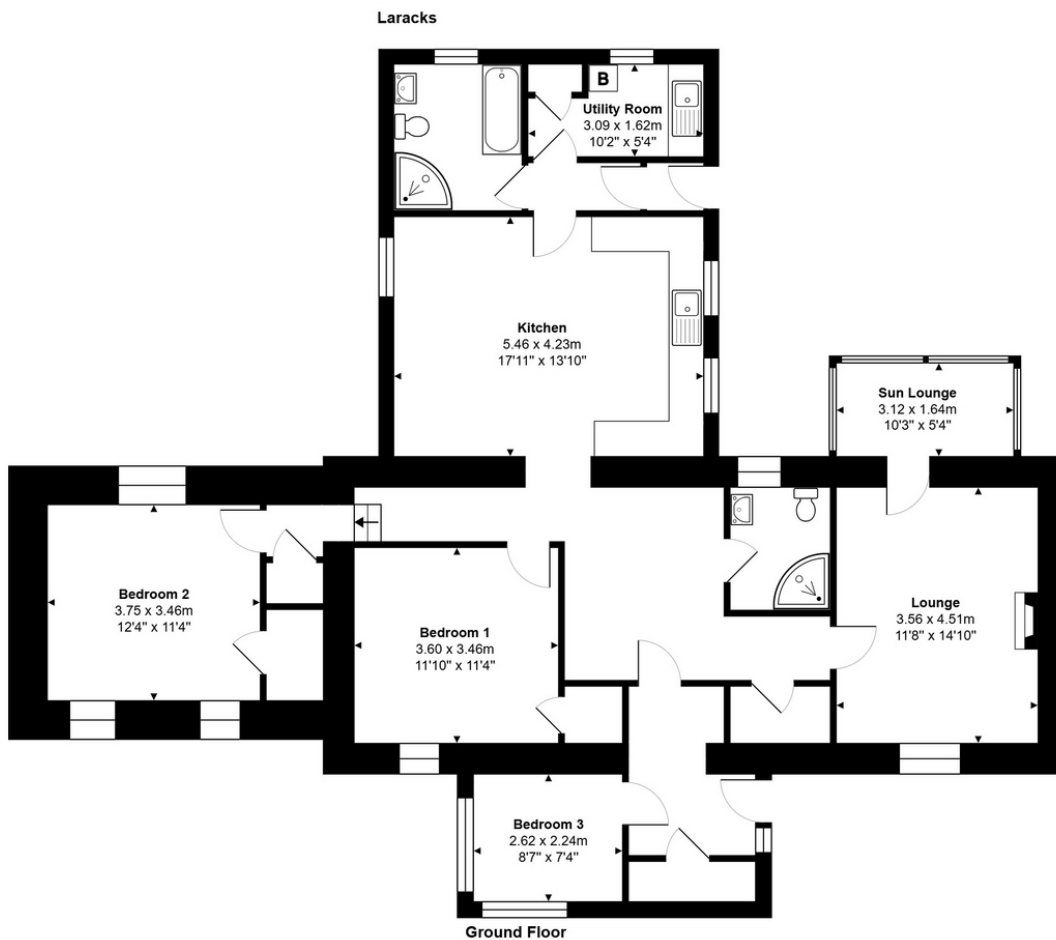
The local Stratherrick Primary School serves the community, providing education for younger children. For secondary education, students typically attend Inverness Royal Academy, with school transport options available.

Essential services, including a small shop, post office and medical centre, can be found in nearby Foyers, about five miles away. The village of Dores, approximately 12 miles away, offers additional amenities.

Gorthleck's picturesque setting and strong community spirit make it an appealing choice for those seeking a slower pace of life amidst the Highlands' natural splendour.







All measurements are approximate and for display purposes only

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	54	79		51	64
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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