

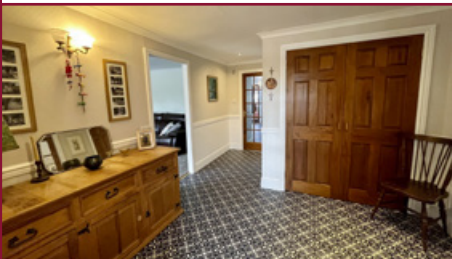
MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

16-18 TOWER STREET, TAIN, ROSS-SHIRE, IV19 1DZ

TELEPHONE (01862) 892046 FAX (01862) 892715

Website: www.mackenzieandcormack.co.uk Email: mail@tainlaw.co.uk



GAIRNSHIEL, LAIRG ROAD, BONAR BRIDGE, SUTHERLAND IV24 3EA

OFFERS OVER £180,000

Gairnshiel is a traditional mid-terrace property with open views overlooking the Kyle of Sutherland to the hills beyond. Accommodation: Entrance Porch, Hall, Living Room, Dining/Family Room, Conservatory, Kitchen, Utility Room, 3 Bedrooms, Bathroom and Shower Room. Double glazing, oil fired central heating, gas stove and wood-burning stove. Generous storage and walk-in condition. Detached studio workshop previously used as a garage. Sheltered rear garden and large front garden leading down to the Kyle of Sutherland. Having a south facing aspect with superb views and steps to the shops and library. Viewing is essential to appreciate this charming and generously proportioned property. All carpets, blinds and curtains are included.

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP

Bonar Bridge, situated where the Kyle of Sutherland flows into the Dornoch Firth, is an attractive village with a 9-hole golf course and is an ideal spot for those who enjoy the outdoors, including being a renowned area for fishing. It boasts a variety of shops, a community hospital and a primary school. More extensive services are provided in Tain and Dornoch which are located approximately 15 minutes drive away. Located further south down the A9, the city of Inverness is approximately an hour away where all major transport links can be found together with all main shops and services.

Entrance Porch: 2.69m x 1.26m

Bright porch entered via a UPVC door with feature glazed panels. Windows to front and side. Cupboard with fuses and meter. Radiator. Gazed door to hall.

Hall: 4.08m (w) x 3.46m (w)

Large central hall with a generous double cupboard with top shelf and hanging rail providing a wealth of storage.



Living Room: 4.35m x 4.08m

Bright south-facing room with window to the front and views over the Kyle of Sutherland. Dunsley wood-burning stove on a slate hearth with original stone fireplace. Dado rail detail. Radiator.



Dining/Family Room: 4.50m x 4.23m

Spacious room with window to the front. Ideal dining room or second reception room. Fitted gas fire on a slate hearth with cast iron surround. Open archway to the kitchen and stairs to the first floor. Dado rail with tongue & groove feature below. Two Radiators.



Kitchen: 4.20m x 3.86m

Superb modern fitted kitchen with a central island and excellent appliances. An abundance of floor and underlit wall mounted units provide storage with ample worktop space. Tiled splashbacks and 1½ stainless steel sink/drainers. Integrated Bosch double oven, extractor fan, fridge freezer, dishwasher and Calor gas hob are all included in the sale. Large window to the rear and door to utility room. Radiator.



Utility Room: 5.17m (w) x 3.76m (w)

Spacious with large window to rear and doors to shower room, conservatory and side passage. Large, shelved cupboard and further coat cupboard. Floor and wall mounted units provide additional storage. Worktop and stainless steel sink/drainers. Plumbed for washing machine and space for tumble dryer. Bosch freezer is included in the sale. Boiler and extractor fan.



Conservatory: 3.16m x 2.90m

Sunny private room with windows on two sides and door to the garden. Radiator.

Shower Room: 1.78m x 1.40m

Practical ground floor shower room with window to the side. WC, wash hand basin and mains shower. Wet wall panelling. Xpelair. Radiator.

Landing:

Stairs from the dining room lead to a half landing with window to the rear. The upper landing has an access hatch to the loft space.



Bedroom 1: 4.21m x 3.82m

Spacious room with window to the front overlooking the Kyle of Sutherland to the hills beyond. Fitted triple wardrobe with mirror door, shelving and hanging rail. Further large, shelved cupboard provides additional storage, Radiator.

Bedroom 2: 3.46m x 1.81m

Cosy single room with window to the front. Storage under the window. Could be used as a study or baby room. Radiator.



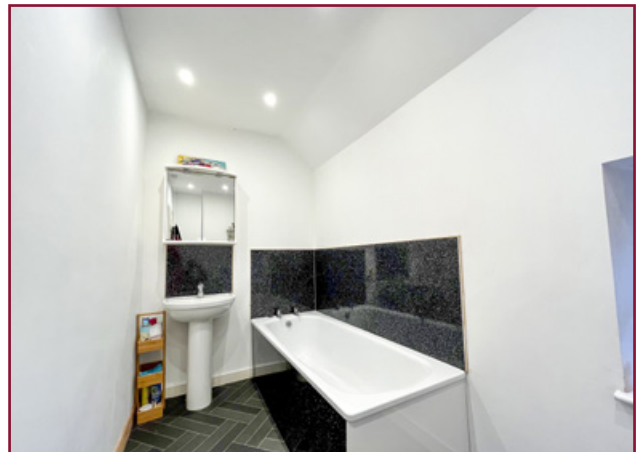
Bedroom 3: 4.55m(w) a 3.11m(w)

Light room with window to the front with open views. Fitted double wardrobes with mirror door, top shelf and rail. Radiator.



Bathroom: 3.07m x 1.57m

Remodelled bathroom with classic white WC, wash hand basin and bath. Mirrored cabinet. Window to the rear. Radiator.





Studio/Workshop:

Generous detached outbuilding to the rear, with access from Tulloch Road. Previously used as a garage and with garage door still in situ. Divided into two rooms. The larger room (4.06m x 3.19m) has a window overlooking the garden and pedestrian door to the side. The second room (2.07m x 3.19m) has a window to the side and has been used as a work office. Concrete floor, light and power. Superb potential.

Garden:

Fully enclosed rear terraced garden with various patio areas, ideal for outdoor entertaining. Mature well-stocked flower borders. External lights and tap. Wooden shed and coal bunker. The large enclosed front garden is found on the other side of Lairg Road and is mainly laid to grass with border hedging. This garden goes down to the Kyle of Sutherland.



Viewing:

To view please contact 07799006562 or 07825686093

EPC Rating: E



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.