

13 Cassley Drive, Rosehall, Lairg, Sutherland IV27 4BE

Offers Over £120,000





A semi-detached house situated in the peaceful village of Rosehall in a tranquil setting with a large garden and an open outlook to the rear. Accommodation comprises: Entrance Vestibule, Hall, Living Room, Kitchen, Rear Utility Hall, Storeroom, Bathroom and 3 Bedrooms. DG and solid fuel central heating. Set in a generous enclosed garden with off-street parking.



Rosehall is a small rural community ideally situated for both the west and east coasts of the Highlands. It also boasts the spectacular Rosehall Trails forest walks, ideal for those interested in outdoor pursuits. There are various outdoor activities including salmon and brown trout fishing and a popular tourist attraction at Shin Falls. Nearby there is a local shop, church and hotel, other facilities can be found in Lairg approximately 8 miles away. Rosehall has its own primary school. The surrounding area is renowned for its beauty and wildlife. The Highland capital city of Inverness is approx 50 miles distant and offers all city facilities including links by road, rail and air to further destinations.

**Vestibule:**

Entered via a wooden door with glazed panel. A further door with glazed panel opens to the hall.

Hall:

Light and welcoming hall with coat cupboard with hooks and top shelf. Further cupboard situated under the stairs houses fuses and meter. Window to the front, stairs to first floor and radiator.

Living Room: 4.66m x 3.71m

Bright and spacious room with two windows to the front. Open fire with tiled hearth and surround. Radiator.

Kitchen: 3.67m x 2.70m

Practical country-style kitchen with ample floor and wall mounted units offering good storage and worktop space. Stainless steel sink/drainer with mixer tap and plumbed for dishwasher. Window overlooks the rear garden. Tiled splashbacks. Door to rear utility.

Rear Utility Hall: 2.10m x 1.67m

Large space plumbed for washing machine and with wall mounted cupboards offering extra storage. Work surface and door to rear garden. Further door to store room.

Store Room: 2.19m x 1.56m

Brick built room with window onto the rear garden. Excellent storage and power.

Bathroom: 1.97m x 1.75m

Fresh wet room with window to the rear. WC, wash hand basin and electric Mira shower. Hand rails beside WC and shower. Shower panels and heated towel rail.

Bedroom 1: 3.43m x 2.48m

Downstairs bedroom with window to the rear. Built-in cupboard with top shelf and hanging rail. Radiator.

Stairs lead to the first floor and there is a spacious landing, which provides access to 2 further bedrooms. Large shelved airing cupboard, further shelved cupboard with double doors and final cupboard housing fuses. Window to the side and radiator. Access hatch to attic space which has double insulation and light.





Bedroom 2: 3.83m x 2.72m

Large room with window to the front and radiator. Slight coomb adds character.

Bedroom 3: 4.77m (widest) x 2.90m (widest)

Generously proportioned room with large window giving views over the countryside to the hills beyond. Large fitted cupboard with shelving and further cupboard offering extra storage. Radiator.

Garden:

The property is set in a large garden mainly laid to grass with ramped access to the front door. Gated driveway parking a number of cars.

Viewing:

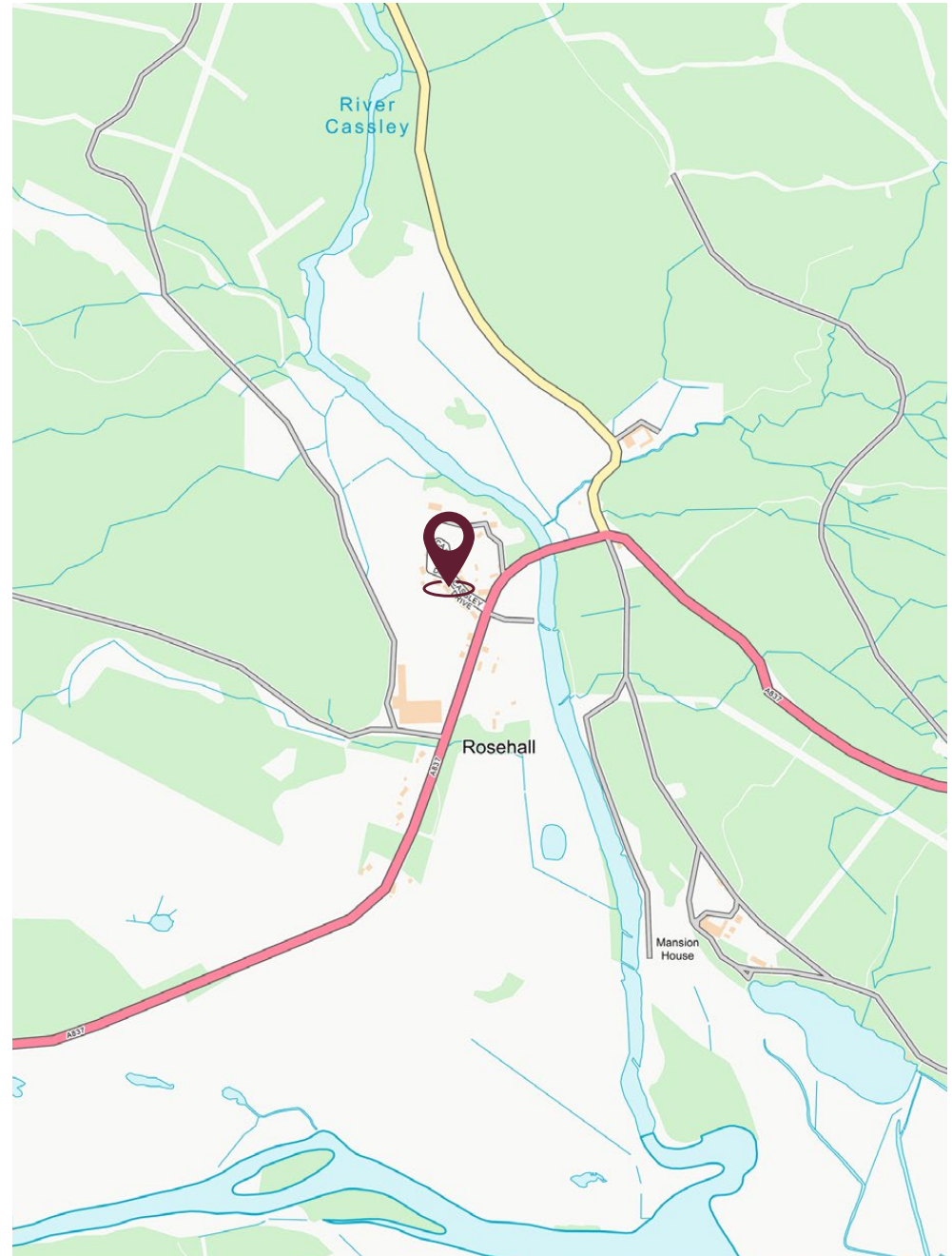
Please contact the Selling Solicitor.

EPC Rating: F**Directions:**

From Inverness go north on the A9 and turn left at the Skiach Services Station onto the A836. Continue until reaching Bonar Bridge and turn left onto the A836 signposted for Lairg. Go through Invershin and take the road on the left signposted for Rosehall, follow this road along the river for approx 8 miles. On reaching Rosehall, you will pass two churches and go over a stone bridge. Cassley Drive is on the right after the bridge and Number 13 is found on the left.

Location:

<https://w3w.co/pizza.goodnight.pushover>



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