

Lawmuir, Balnabruach, Portmahomack, Ross-Shire IV20 1YN

Offers Over £265,000





Superb opportunity to purchase a rarely available property in the small community of Balnabruach in Portmahomack. Lawmuir is a detached bungalow overlooking the Dornoch Firth with far-reaching panoramic views across to Sutherland. Accommodation: Sun Porch, Hall, Living/Dining Room, Kitchen, Rear Hall, 3 Bedrooms and Shower Room. The property benefits from double glazing, oil fired central heating and a gas fire in the living room. White goods, carpets, curtains and blinds are included. Enclosed gardens to front and rear with a large detached brick-built shed. Lawmuir enjoys access to the sandy beach and the coastal walk to nearby Inver. Situated on a no-through road with little passing traffic.

Balnabruach is a desirable area in Portmahomack, a popular seaside village with the lowest rainfall in the Highlands. The village has panoramic views over the Dornoch Firth to the Sutherland hills with the main street following the curve of the sandy beach. There is a post office/shop and the renowned Oyster Catcher restaurant. In addition to Portmahomack's award winning beach there is a harbour, challenging golf course and Primary School. The popular Carnegie Hall has a range of activities and there is an active rowing club.



Sun Porch: 3.50m x 3.28m

Welcoming sun porch entered via a Upvc front door with inset panels. Glazed on three sides with feature wood panelling. Bright and welcoming with views over farmland to the front. Radiator. Glazed door to the hall.

Hall:

Providing access to all the accommodation. Fitted shelved alcove with cupboard below. Large storage cupboard and cupboard storing the fuses. Skylight. Radiator.

Living/Dining Room: 7.02m x 4.83m

Generously proportioned double aspect room. Picture window to the rear with panoramic views towards the Sutherland Hills and windows to the side looking across the beach towards Portmahomack. Fireplace with gas fire set in a marble surround. Ample space for informal dining or as a home office. Radiator.

Kitchen: 4.33m x 2.00m

Fitted galley-style kitchen with contemporary wall and floor mounted units. Tiled splashbacks, stainless steel 1½ sink and drainer. Beko electric cooker with extractor hood over. Bosch washing machine and Bosch tumble dryer. Large window with panoramic views of the Dornoch Firth. Glazed door opens to the rear hall. Shelved store cupboard. Towel radiator.



Rear Hall: 2.86m x 1.40m

Practical room set off the kitchen with external door to the rear garden. Window to the rear. Samsung fridge/freezer. Coathooks and room for storage.

Shower Room: 3.12m x 1.78m

Bright room with window to the side. Set up as a wet room with wet wall panelling. Modern white suite with WC, wash hand basin set in a vanity unit and walk-in shower cubicle with mains shower. Extractor fan and heated towel rail.

Bedroom 1: 4.04m x 2.81m

Situated to the front with views over neighbouring farmland. Double wardrobe. Currently used as a study and could be an ideal snug. Radiator

Bedroom 2: 3.64m x 3.31m

Light and spacious room with window to the front. Expansive fitted wardrobes. Radiator.

Bedroom 3: 3.32m x 3.08m

With window to the side and fitted wardrobe. Radiator.







Garage

The property has a large adjoining garage with concrete floor, electric roller door, power and light. Fitted tap. Window to the side.

Externally:

Off-road parking to the front for a couple of vehicles. Enclosed front garden mainly laid to gravel with well-stocked flower borders and ramp access to the front door. Gated access down the side of the property to the enclosed rear garden. To the rear is an area of lawn with hedging and a variety of plants and shrubs. The garden has panoramic views over the Dornoch Firth, Portmahomack and the harbour. Paved patio area and a side-gate leads to a path to the beach. Large brick-built shed houses the central heating boiler. Ideal as a studio or for outdoor socialising. External lighting and tap.

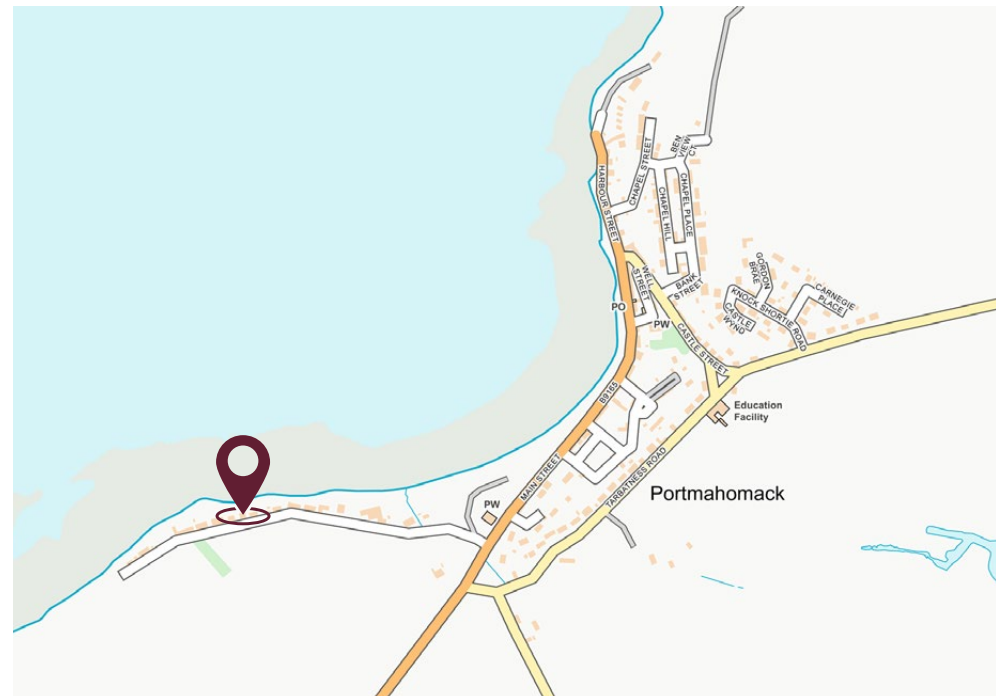
Viewing:

Please contact the Selling Agents.

EPC Rating: *E*

Location:

<https://w3w.co/windmill.relaxed.phones>



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