

Tighean Marian, 101B Knockarthur, Rogart, Sutherland IV28 3YE

Offers Over £250,000





Detached bungalow in a tranquil setting with outstanding open views and 4.2 acres of croftland. Accommodation: Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms and Bathroom. Oil fired central heating, double glazing and a multi-fuel stove. Large fenced garden and a generous gated driveway. Integral garage with concrete floor, power and light. Tighean Marian sits on an elevated position with far-reaching panoramic views over the surrounding countryside. An extensive crofted area adjoins the property, enclosed in one large field. Whilst located in a peaceful semi-rural area, the property is not totally isolated and viewing is highly recommended.

Tighean Marian is situated on an elevated position approximately four miles up the hill from the village of Pittentrail in Rogart. The village of Pittentrail and surrounding Rogart area comprise over 220 houses scattered across the countryside. Pittentrail itself has a shop/post office, vets, hall, inn and primary school. Major facilities are found in nearby Tain and Dornoch. The village of Golspie is only a short distance away. The Highland Capital, Inverness less than an hour's drive to the south where all major transport links can be found. Trains run each day between Wick/ Thurso and Inverness and vice versa from Rogart Station. A bus runs between Lairg and Helmsdale. A commuter train goes from Tain to Inverness daily. Delightful local walks are nearby.



Entrance Vestibule: *1.50m x 1.10m*

Welcoming vestibule with paved ramp access and patio area outside to enjoy the views. 15-pane glazed door to hall.

Hall:

Provides access to all the accommodation in the property. Large shelved airing cupboard. Access hatch to the attic. Radiator.

Living Room: *4.18m x 4.09m*

Bright room with three windows overlooking the front of the property with extensive far-reaching views. Multi-fuel hamlet stove on a slate hearth with wooden mantelpiece. Radiator.

Kitchen/Diner: *5.21m x 2.90m*

Bright fitted kitchen with three windows overlooking the rear of the property. Wall and floor mounted units providing excellent storage and work surfaces. Space for appliances and plumbed for dishwasher and washing machine. 1½ bowl stainless steel sink and drainer with shower tap. Door to the garage. The kitchen offers sufficient room for informal dining. Extractor fan. Radiator.

Bedroom 1: *3.98m x 2.83m*

Spacious room with windows facing south offering panoramic open views. Built-in wardrobe. Radiator.

Bedroom 2: *3.98m x 3.10m*

Large room with windows overlooking the rear. Radiator.

Bedroom 3: *2.84m x 2.41m*

Bright room with window overlooking the front garden offering far-reaching views. Built-in wardrobe. Radiator.

Bathroom: *2.57m x 2.00m*

Newly upgraded bathroom with a contemporary suite consisting of WC, vanity wash hand basin with drawers below and a shower bath with waterfall and handheld shower over. New wet wall panelling. Illuminated mirror cabinet with shaver socket. Xpelair and window to the rear. Towel radiator.





Garage: 6.09m x 3.33m

Generous integral garage with access to the kitchen, pedestrian door to the rear and wooden doors to the front. Power, light and concrete floor. Storage in the rafters.

Garden:

A private gated drive leads up to the property where there is a gravel parking area and space for a number of vehicles. The large garden is fenced and gated. Mainly laid to grass with an area of mature fir trees. External lighting and tap. Wood shed and oil tank.

Croftland:

Tighean Marian comes with ownership of 4.2 acres (1.70 hectares) of croftland in one large field comprising part of Croft 101 Knockarthur S1834

Viewing:

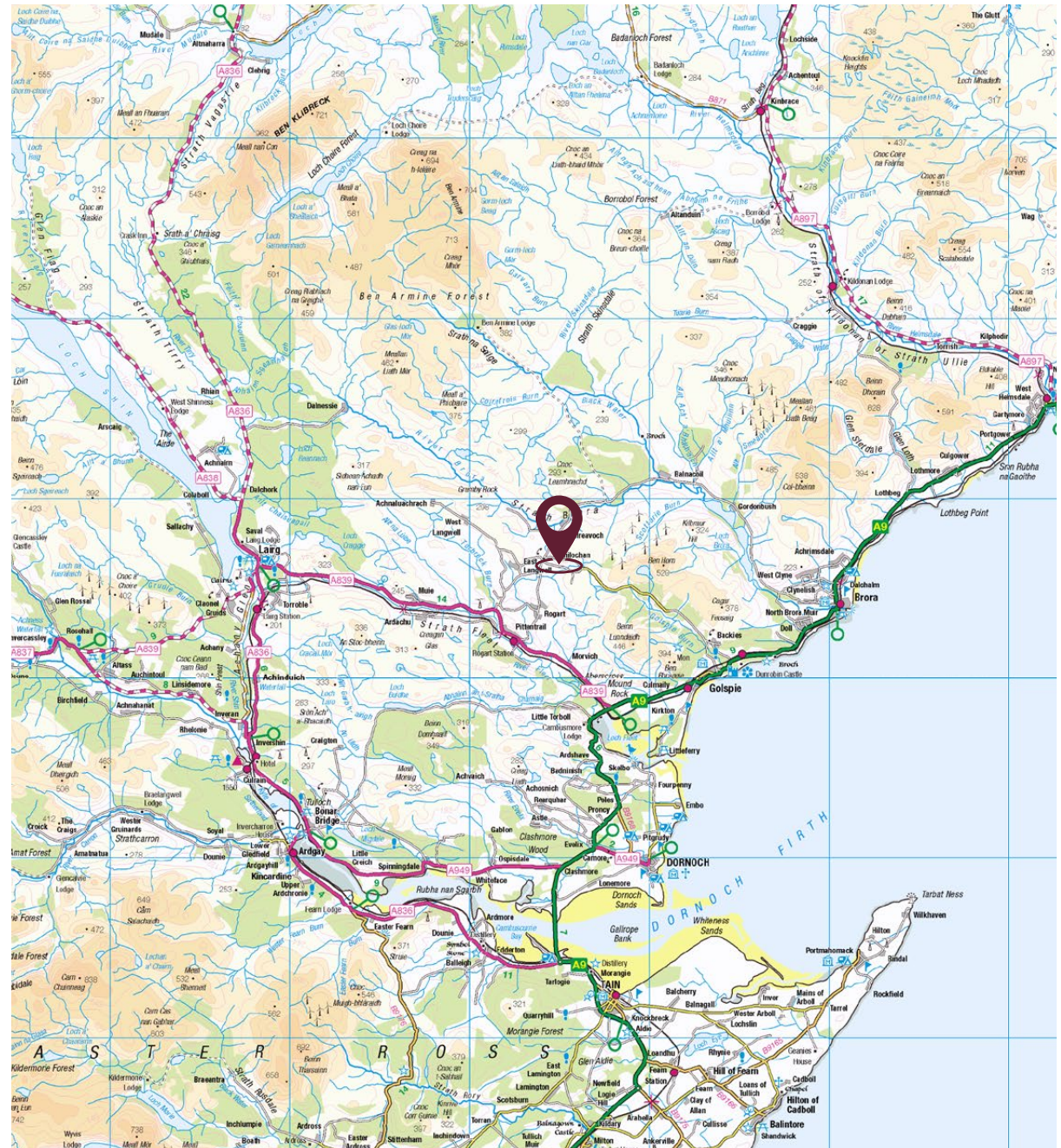
Please contact Mr & Mrs MacLennan on 07849147674

EPC Rating: C

Directions:

From the Mound on the A9 follow the signs to Rogart. On reaching Rogart turn right at the crossroads. Drive up the hill for 4 miles. At the red phone box, turn right at the sign for Coul and Knockarthur, veer left and the property appears first on the right.

<https://w3w.co/sunflower.walnuts.happily>



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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.

