

Services

Mains water, air source, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and some items of furniture are available under separate negotiation.

Heating

Air source heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

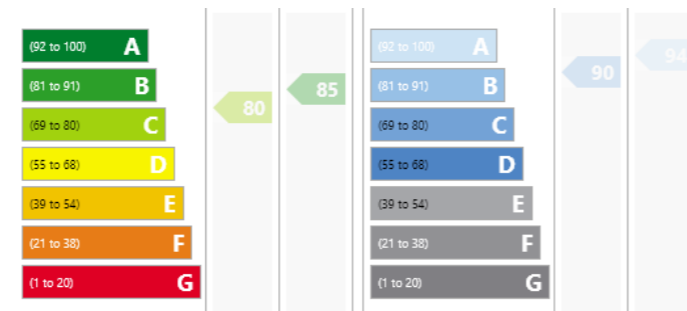
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £295,000
 A full Home Report is available via Munro & Noble website.



**Miorbhail Beag
 Altass, Lairg
 IV27 4EU**

A rural three bedroomed, detached villa that is fully double glazed, has solar panels, a detached double garage and extensive garden grounds.

OFFERS OVER £295,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two



Lounge



Property Description

Miorbhail Beag is located in the rural village of Altass near Lairg and offers many pleasing features including a wood burning stove, double glazing, solar panels and air source heating. The property occupies a generous sized, mature plot and enjoys views to the front of the surrounding countryside and beyond. The accommodation within is spread over two floors, with the ground comprising a kitchen/dining room, a utility room which gives access to the rear elevation, an inner hall (with understairs storage), a bright and spacious split level lounge with a dual aspect wood burning stove which rests on a stylish tiled hearth within brick surround, a rear vestibule and a WC. The sizable kitchen/dining room comprises wall and base mounted units with worktops and complimentary splashback tiling, and a stainless steel sink with mixer tap and drainer. The integrated good includes an electric hob with extractor fan over, an electric oven and a microwave and this rooms also provides ample space for a dining table and chairs. The accommodation is completed on the first floor by three double bedrooms (two of which have fitted wardrobes and the principle bedroom having a en-suite shower room) and the family bathroom which has a bathtub with electric shower over, a WC and a wash hand basin.

Externally, the property has a large wrap-around garden which is fully enclosed by fencing with some hybrid willows bordering it. The garden ground is mainly laid to lawn with raised flower beds and has a timber shed, a greenhouse and a summer house. There is also a patio area perfectly positioned to enjoy the sunshine. To the side of the property lies a gated tarmac driveway which provides ample space for parking and turning for vehicles and leads to the detached double garage which has power lighting, an up and over door and pedestrian access. Viewing of this property is recommended to fully appreciate the size of the accommodation within, as well as the peaceful and tranquil settling.

Altass is a village in the Parish of Creich, near Lairg, which is approximately 8 miles away from the village of Lairg. It offers a wide range of services and facilities which include shops, grocery store, medical centre, petrol station as well as a railway station and primary schooling. Lairg is well placed for access to Tain, Dornoch, Golspie, Alness and Dingwall which all offer a wider range of services and facilities.

Bathroom



Bedroom Three



Rooms & Dimensions

Kitchen/Dining Room
Approx 6.98m x 3.83m

Utility Room
Approx 1.90m x 2.40m

Inner Hall

Rear Vestibule
Approx 1.46m x 1.72m

Lounge
Approx 10.17m x 4.07m

WC
Approx 1.74m x 3.69m

Landing

Bedroom One
Approx 3.66m x 3.36m

En-Suite Shower Room
Approx 1.86m x 1.88m

Bedroom Three
Approx 3.76m x 3.24m

Bathroom
Approx 1.74m x 3.69m

Bedroom Two
Approx 3.97m x 3.49m

Garage
Approx 5.67m x 5.54m

