



Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

E

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555

Entry

By mutual agreement.

Home Report

Home Report Valuation - £390,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892 555.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.
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.



**Ard na Bruthaich
Gualin
Lairg
IV27 4SL**

Three bedroom villa with panoramic views to the loch and surrounding countryside. Immaculate garden with BBQ Hut & Art Hut.

OFFERS OVER £390,000

The Property Shop, 22 High Street, Tain
 property@munronoble.com
 01862 892 555

Property Overview

- Detached House
- 3 Bedrooms
- 1 Reception
- 4 Bathrooms
- Study
- Oil
- Gardens
- Garage



Kitchen



Dining Room



Lounge



Lounge



Bedroom One



Bedroom Three



Property Description

Ard na Bruthaich is a well-presented detached villa, situated in the beautiful, rural setting of Gualin, 4 miles from the village of Rhiconich, 10 miles from Durness and Kinlochbervie in the North West Highlands. Occupying an elevated position, this stunning property has 360° panoramic views of the surrounding countryside and Loch Taebhaidh. In excellent, decorative order, the accommodation comprises, kitchen/diner, lounge/diner, mezzanine study, WC, three double bedrooms, all with en-suite facilities, mezzanine, currently utilised as a fourth bedroom, accessed via a spiral staircase and shower room. The entrance hall leads to a magnificent lounge/diner with cathedral ceilings, modern log burner, two sets of patio doors with lovely views and ceramic flooring which runs throughout the ground floor. A stylish oak and glass staircase leads to a mezzanine level which is used as a study. The large kitchen/diner is well appointed, with cream gloss wall and base units and central island, splashback, sink/drainer and mixer tap, and includes an integrated 6 burner gas hob, cooker hood, double oven, dishwasher, under counter freezer, washing machine and tiled ceramic floor. The property benefits from double glazing, oil central heating, full fibre broadband and underfloor heating on the ground floor with zoned controls. Externally, the land surrounding the property is defined by ranch style fencing and mainly laid to gravel with an ornamental pond and large area for parking. There is a stone built double garage with power and light, which is insulated and has a floored loft for storage. Also, in the garden there is a shed, wood shed and BBQ hut with patio area for sitting out. An art hut which is fully insulated with power and light and double glazing.

Rooms & Dimensions

- Front Entrance Hall
Approx 2.40m x 1.66m
- Kitchen/Diner
Approx 5.37m x 4.66m
- Lounge/Diner
Approx 9.90m x 5.40m
- Mezzanine Study
Approx 4.65m x 2.67m
- WC
Approx 2.30m x 1.10m
- Bedroom One
Approx 3.50m x 2.78m
- Bedroom One En-Suite
Approx 2.75m x 1.75m
- Bedroom Two
Approx 4.10m x 2.89m
- Bedroom Two En-Suite
Approx 2.00m x 1.76m
- Bedroom Three
Approx 4.10m x 2.78m
- Bedroom Three En-Suite
Approx 2.00m x 1.75m
- Mezzanine
Approx 7.10m x 2.66m
- Shower Room
Approx 4.74m x 2.88m



Bedroom One En-suite



Bedroom Two En-suite

