

#### **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**

### **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.

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) <b>A</b>		
(81 to 91)		88	(81 to 91) B		
(69 to 80)	50		(69 to 80)		
(55 to 68)	68		(55 to 68)	61	
(39 to 54)			(39 to 54)		
(21 to 38)			(21 to 38)		
(1 to 20)	G		(1 to 20)	G	

**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 IAE.

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

(in)

## **Property Overview**









House

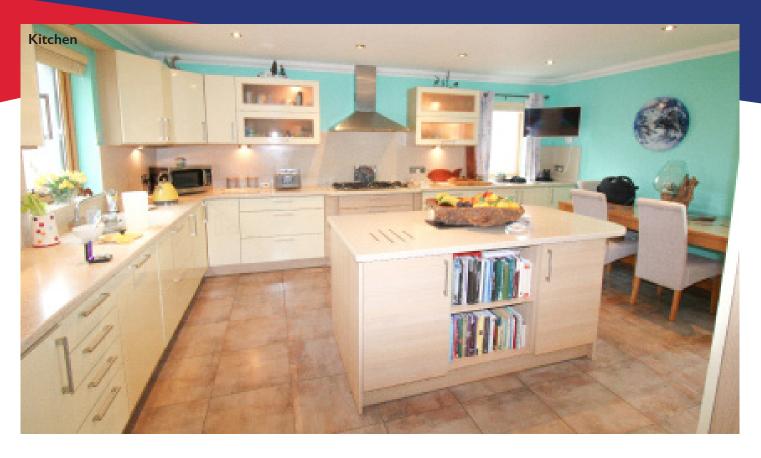




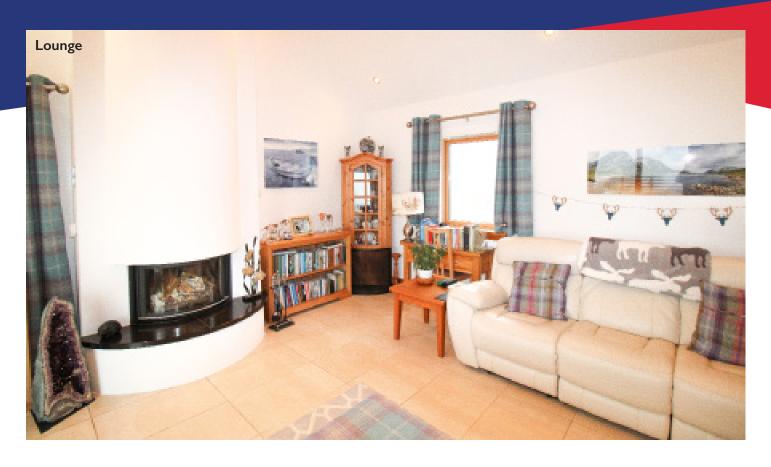










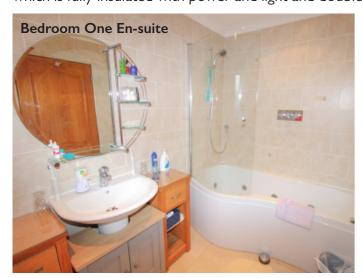


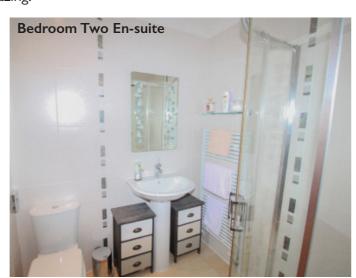




## **Property Description**

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



