



## Ben View Lairg Road

Bonar

Bridge, Ardgay, Sutherland, IV24

**Offers Over £130,000**



\* UNDER OFFER \*

A traditional stone-built 2 bedroom cottage, in the village of Bonar Bridge with views over the Kyle of Sutherland. A bonus is the workshop to the side of the cottage that has potential for a self catering business or to extend the cottage. The property has a fully enclosed large rear garden with decking areas, off-road parking, a single garage, workshop and sheds.

Bonar Bridge is located in the Kyle of Sutherland and is well known for its fishing, cycling, kayaking and walking. The village has a local shop, hotel, bar and restaurant and is less than a mile to Ardgay train station.



HALL

A traditional stone-built cottage, stepping through the front door of Ben View, to the left is the sitting room, and to the right the kitchen, ahead are the stairs to the first floor and leads beyond to the shower room and rear door. The light, welcoming L-shaped hallway benefits from under stairs storage, is decorated neutrally with cream and white painted walls and has laminate flooring. The stairs to the first floor landing are carpeted.

SITTING ROOM 13'1" x 13'1"

The neutrally decorated, comfortable sitting room has an open fireplace, and south-facing window. There is also an alcove with built-in shelving in one corner.

KITCHEN 13'1" x 13'1"

The inviting country-styled shaker kitchen has base units, wood panelling painted in duck egg blue sit from worktop to ceiling and quirky wallpaper on the remaining walls. Stainless steel splashbacks sit behind the sink and integrated hob, fridge, eye-level oven and microwave.

SHOWER ROOM 6'6" x 7'10"

To the rear of the property lies the shower room. Complete with large walk-in shower enclosure, white Victorian-styled sink and w/c and chrome ladder-style towel radiator.

LANDING

Stairs lead to the first floor landing, with additional storage space in this area and vaulted ceilings throughout this level.

BEDROOM 1 9'6" x 13'1"

A light and bright double bedroom, with window looking out to the front of the property and the views beyond

BEDROOM 2 9'6" x 13'1"

This double bedroom has a built in cupboard. There are views that looks over the Kyle of Sutherland.

ADDITIONAL INFORMATION

- Council Tax Band - B
- EPC Rating - F
- Large Enclosed Garden
- Views from the decked are on the garden.

GARDEN & OUTBUILDINGS

The workshop is accessible from both the kitchen and an external door to the rear of the property. There are fitted units, providing bench space and additional wall-mounted shelves with electric lighting and ample wall-fitted sockets. To the rear of the property lies a gravel path, leading to raised decking area and with covered log storage. Continuing up the steps leads you the rear, fully-enclosed garden with shed, greenhouse and washing line. The garden path then continues towards the workshop/craft room and garage, both have power and lights and there is a charging point in the garage. Off-street parking is available to the rear of the property.

LOCATION

Located in the village of Bonar Bridge on Lairg Road, the front of the property sits on the main road running from Bonar Bridge to Lairg.

In the centre of the village of Bonar Bridge take the road signposted to Lairg (A836), the property is located approx. 150 meters along this road on the right-hand side.

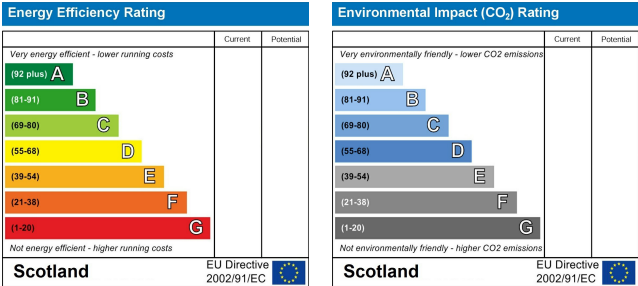
Area Map



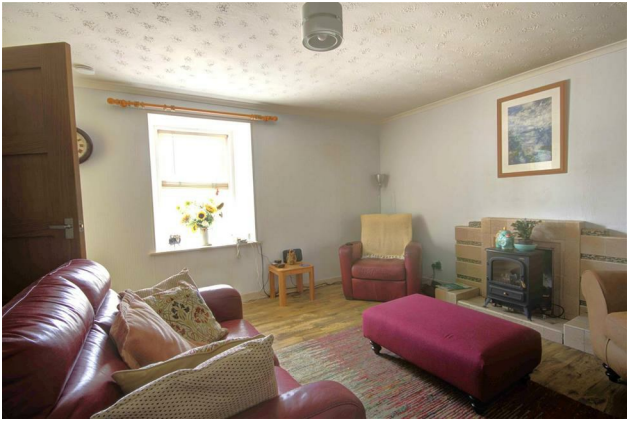
Floor Plans



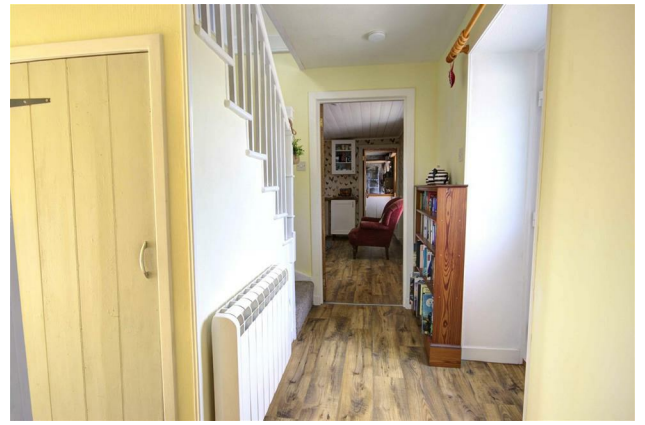
Energy Efficiency Graph











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