



190 Muie , Rogart,
Sutherland IV28 3UB

OIRO £195,000



****UNDER OFFER****

A traditional cottage set in an elevated position in the hamlet of Muie over looking River Fleet. The white washed cottage has 2 bedrooms and a bathroom on the first floor and sitting room, dining room, kitchen and cloakroom on the ground floor. There is a large enclosed garden and private driveway, Muie is close to the village of Rogart (4 miles) which has a convenience store, pub, garage and primary school. Enhanced facilities are in Tain such as Asda Tesco and Lidl (also deliver)



HALL

The front hall has access to the sitting room, dining room and stairs to the first floor, two bedrooms and bathroom. There is understairs storage and shelving. Fully carpeted hall and stairs.

SITTING ROOM

The room has a multi fuel burner which sits on a tiled hearth and exposed stone surround and a wooden lintel above. A picture window looks over the glen. The room is neutrally decorated and laminate flooring.

DINING ROOM

Dining room is set between the hall and the kitchen and has fitted carpet and is neutrally decorated.

KITCHEN

The kitchen has fitted base and wall units and space for a washing machine, dishwasher and cooker. A black rayburn is in place and vinyl on the floor.

FIRST FLOOR

The landing has a window looking over the glen. There is access to the 2 double bedrooms and bathroom. A storage cupboard is accessed from the landing.

BACK PORCH

The back porch has the exit to the side garden and a storage cupboard that has space for a tumble drier. Another door leads to the cloakroom with white wash basin and w/c.

BEDROOM 1

A double bedroom with fitted wardrobes and shelves. Fitted carpet. Exposed beams and coombed ceiling.

BEDROOM 2

A double bedroom with laminate flooring and coombed ceiling.

BATHROOM

The bathroom comprises; white three piece suite and partially tiled walls. Neutrally decorated.

GARDEN

The property sits in a large garden that is fully enclosed. The garden is partly terraced and there is ample space for parking three cars. Mainly laid to grass with mature shrubs and trees. The septic tank is within the boundary.

ADDITIONAL INFORMATION

Council Tax Band - D
EPC Rating - E
built 1900 circa and renovated 1960
Septic Tank in Garden
Multi fuel heating
External Wall Insulation completed in 2019 under the Home Energy Scotland Scheme by EON.

LOCATION

The property stands in a rural location in the crofting community of Muie near the village of Pittentrail in central Sutherland. Shop, primary schooling and a small level of amenities are available in Pittentrail some three miles distant. Enhanced facilities are available in Golspie (12 miles) and Tain for supermarkets (15 miles)

DIRECTIONS

Please do not use Sat Nav from Rogart but follow the directions or use What3words ///idealist.intent.distanced

From the A9 take the A839 for approx 8 miles passing through Rogart. There is a turning left sign post Achvraill Inchcape. Opposite is the turning up to 177 Muie take the track and follow to the right to the gate with 190 Muie on it.

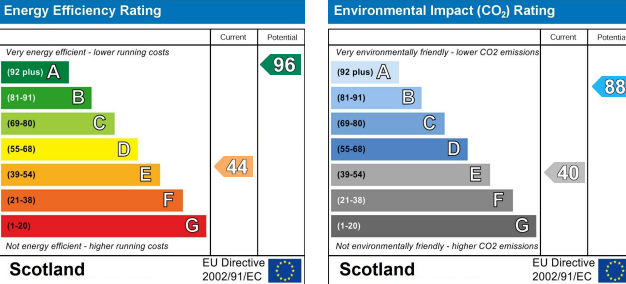
Area Map



Floor Plans



Energy Efficiency Graph







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.