



## Kyleview Inveran

, Lairg, Highland, IV27 4EY

Offers Over £375,000



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Kyleview is a 5 bedroom former farm house that has been extended over the years, located in a rural location approximately 4 miles west of Bonar Bridge where local facilities are available. The property enjoys views to the Kyle of Sutherland and surrounding countryside

Ground Floor : Sun room, Hall, Sitting room, Study Area, Kitchen, Utility room, two Shower rooms, Dining room and Bedroom  
First Floor : Landing, two Bedrooms and one further Bedroom/Study and accessed by a separate staircase : Landing, and Bedroom with En-suite Shower room



### KITCHEN

The rear door leads into the kitchen with its cathedral ceiling and exposed inglenook fireplace with multi fuel burner. A range cooker with gas hob and an abundance of wall and base units and space for a kitchen table and chairs.

### UTILITY

A great space with ample storage cupboards and space for a washing machine, chest freezer and the oil boiler.

### SITTING ROOM

A cosy sitting room with wooden floor and large fireplace with multi fuel burner sitting on a slate hearth. Window to the side and french doors leading to the sun room. The room has traditional painted cladding.

### DINING ROOM

The formal dining room has an exposed stone fireplace with open grate sitting on a slate hearth. The room has wood flooring and French doors that lead into the sun room. Door leads through to the second hallway and two further bedrooms with en suites.

### SUN ROOM

A very large room with 180 degree views across the Kyle of Sutherland, This room can be accessed from the sitting room, dining room and bar area. There is a door to the garden.

### BAR AREA

This room is located next to the sun room and is presently set up as a bar and social area. The wooden bar is free standing and is available by separate negotiation.

### SHOWER ROOM

A shower room on the ground floor comprising; white wash basin, w/c and shower enclosure.

### BEDROOM 4

Bedroom 4 is on the ground floor and has dual aspect windows. A spacious room with painted floor boards and fitted cupboard.

### SHOWER ROOM

The shower room is next to bedroom 4 and has white wash basin, w/c and a shower enclosure with electric shower.

### HALL, STAIRS & LANDING

The hallway to bedroom 4 and 5 has an external door and an internal door that could separate this side of the property to become a self contained unit. Stairs lead to bedroom 5 and an en suite. This room has coombed ceilings with painted cladding and fitted carpet. The en suite has white wash basin and w/c and a shower enclosure with electric shower.

### BEDROOM 1

A double bedroom with dual aspect windows. The room has painted wood floorboards and coombed ceiling.

### BEDROOM 2

A double bedroom with painted wood floorboards and coombed ceiling.

### BEDROOM 3/OFFICE

Presently used as a home office.

### BEDROOM 5 WITH EN SUITE

Bedroom 5 is on the first floor and has an en suite , coombed ceiling and fitted carpet.

### GARDEN

The property sits centrally in the garden on an elevated position with stunning views over the Kyle of Sutherland

### LOCATION

Located in a rural location 4 miles west of Bonar Bridge on the Rosehall road.

What3words ///connects.surround.interviewer

### ADDITIONAL INFORMATION

Council tax Band - E

EPC Rating - F

Built circa 1780 with Sun Room extension circa 1980

Septic Tank & Soakaway

Mains Water

Dual Heating System

Hot Tub is available by separate negotiation

Freehold

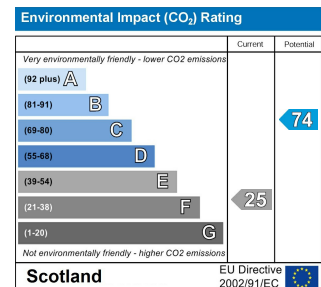
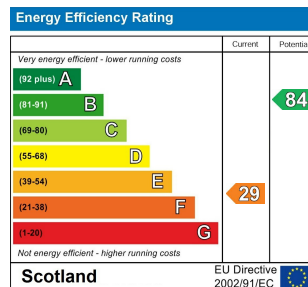
## Area Map



## Floor Plans



## Energy Efficiency Graph







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