



Rose Cottage, Culrain, Ardgay, Sutherland IV24 3DW

Offers Over **£295,000**



4



4



2



Rose Cottage is an extended cottage with 4 bedrooms (3 en suites) and a large mature enclosed garden to the rear. There is a summerhouse and detached garage at the rear and an integrated garage to the side of the property. A picturesque cottage set in the highland countryside on the Kyle of Sutherland. The village is served by ScotRail station at Culrain. This give access to the Wick, Inverness and connections to the national rail infrastructure.



PORCH & HALL

The front door leads into the porch with space for hanging coats and a glass door leads into the L shaped hallway.

SITTING ROOM 20'8" x 11'1"

The sitting room has wooden floor and multi fuel stove with granite surround and hearth with wooden surround.

KITCHEN/DINING ROOM 8'10" x 30'11"

The large kitchen dining room has an abundance of wood base and wall units, a gas hob, dishwasher and double eye level ovens, an island with cupboards and sockets, wooden floor. The dining area has down lights and patio doors leading out to the decked seating area. Access to bedroom 4 and shower room

UTILITY 5'3" x 11'5"

The utility has under counter space for a washing machine, tumble dryer and freezer. There is a Belfast sink and storage cupboards. A pulley for drying clothes and an external door to the rear garden.

BEDROOM 1 with EN SUITE 8'10" x 14'5" (37" x 8'10")

A double bedroom overlooking the rear garden and has an en suite with large walk in shower, white wash basin and w/c. Blue wall tiles and white marble effect wet wall in the shower enclosure, White heated towel rail.

OFFICE 10'5" x 11'1"

The office has fitted shelves, drawers and desk in this room which then leads into bedroom 2 with en suite.

BEDROOM 2 with EN SUITE 10'5" x 14'5" (6'6" x 8'10")

A double bedroom with 2 x double wardrobes and overhead storage cupboards and an en suite bathroom comprising a three piece white suite with bath, wash basin and w/c, tiled walls and white heated towel rail.

BEDROOM 3 10'5" x 10'9"

A double bedroom with fitted white wardrobes, fitted carpet and overlooks the front of the house and the fields beyond.

BATHROOM 5'3" x 11'5"

The bathroom has fitted corner bath, w/c and wash basin in a vanity unit.

BEDROOM 4 7'6" x 11'7"

A double bedroom with painted floorboards.

SHOWER ROOM

Shower room with white w/c, pedestal wash basin and shower enclosure with white tiles.

INTEGRATED GARAGE 12'9" x 11'7"

An integrated garage with up and over door.

GARDEN AND GARAGE

To the front of the property is an open plan garden area with mature trees and bushes as well as parking for a number of cars. The rear garden is enclosed and has mature trees, a pond with established plants. There is a decked area in front of the patio doors. A detached garage at the bottom of the garage along with a summer house.

ADDITIONAL INFORMATION

Council Tax Band - E

VIRTUAL TOUR LINKS

Virtual Tour - <https://youtu.be/IEj3qFfUai0>

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g8be9>

LOCATION

Rose Cottage is located in the hamlet of Culrain 4.5 miles north of Ardgay. A small community village located alongside the Kyle of Sutherland. A beautiful scenic area of Sutherland. The village is served by ScotRail station at Culrain. This gives access to the Wick, Inverness and connections to the national rail infrastructure.

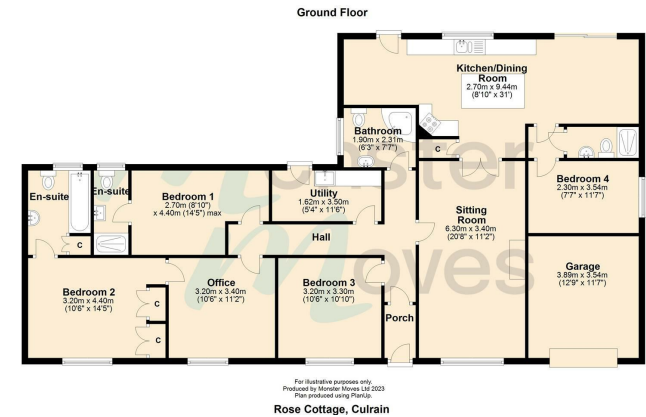
Directions arrive at Culrain train station from Ardgay and take the turning left, along the road there is a red telephone box and Rose Cottage is on the right

Please use What3words [///tinkle.combining.performed](https://www.what3words.com/)

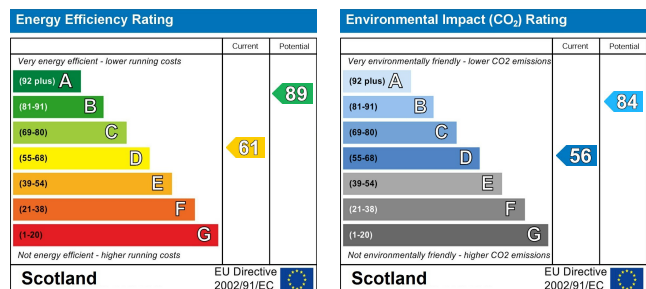
Area Map



Floor Plans



Energy Efficiency Graph







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