



## Arkaig

Ardgay, Sutherland, IV24 3BG

Offers Over £180,000



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Arkaig is a lovely detached property in the village of Ardgay, close to local amenities and train links north & south. The property comprises of Ground floor; sitting room, bedroom. kitchen/diner, utility bathroom . First Floor 2 bedrooms all in good order. The property sits in an enclosed garden with detached garage and driveway.



HALL

Entry through the front door to the hall with access to the sitting room, kitchen/diner, bedroom 1, bathroom and stairs to first floor and 2 double bedrooms. There is an understairs cupboard.

SITTING ROOM 13'9" x 11'9"

A cosy sitting room with fitted neutral carpet and a feature fireplace with electric inset fire.

KITCHEN/DINER 13'9" x 8'6"

The kitchen/diner has an abundance of wall and base units and dual aspect windows and space for a kitchen table and chairs. Integrated oven hob and hood and space for a larger fridge freezer. Storage cupboard.

UTILITY 6'10" x 4'11"

The utility has a worktop with plumbing for washing machine and space for tumble drier and outdoor clothes and footwear. Rear door to the garden.

BEDROOM 3 6'10" x 12'5"

A double bedroom with 2 wardrobes and fitted carpet.

BATHROOM 6'10" x 6'4"

A white 3 piece bathroom suite with over the bath shower.

FIRST FLOOR

Stairs lead to the first floor two double bedrooms. A storage cupboard is at the top of the stairs along with a velux window.

BEDROOM 1 9'10" x 12'1"

A double bedroom with coombed ceiling and 2 double wardrobes. fitted carpet.

BEDROOM 2 9'10" x 12'1"

A double bedroom with coombed ceiling and 2 double wardrobes. fitted carpet.

GARDEN

An enclosed garden with patio, driveway, garden shed and garage.

ADDITIONAL INFORMATION

- Council Tax Band - B
- Double Glazed uPVC Windows
- Oil Fired Central Heating

LOCATION

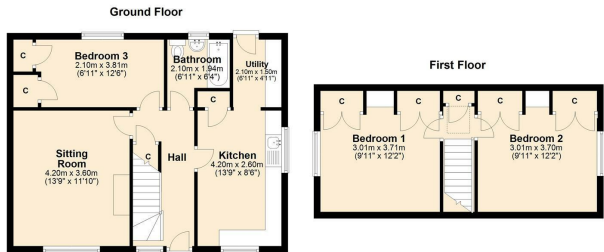
Located in the village of Ardgay on the Kyle of Sutherland. Close to Bonar Bridge and between the two villages have local amenities and train and bus links. Primary school is in the village and Secondary Schools kids have transport to the Academy in Tain.

To find this property please click on the link for What3words <https://what3words.com/wire.incursion.magazines>

Area Map

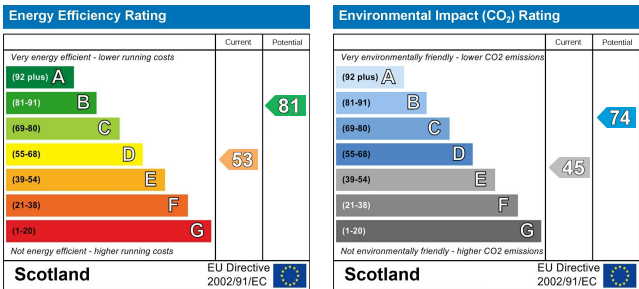


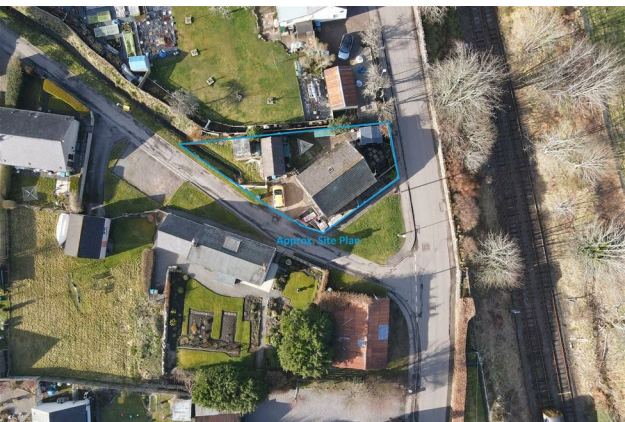
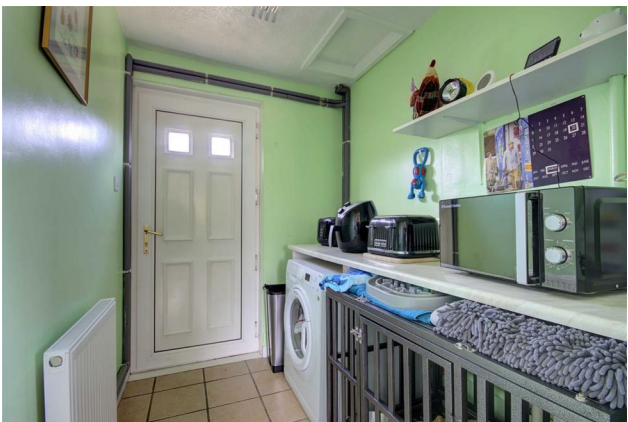
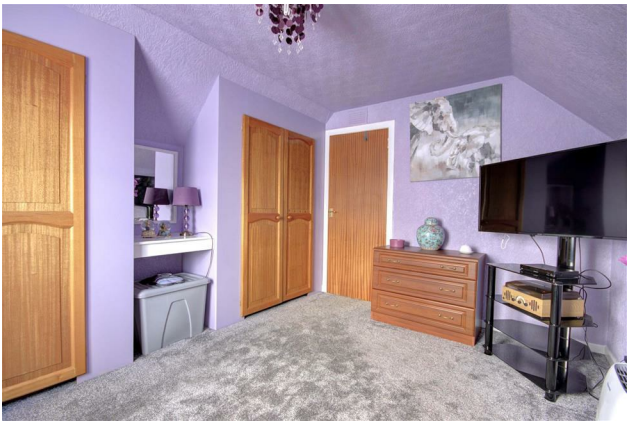
Floor Plans



For illustrative purposes only. Produced by Monitor Metrics Ltd 2024.  
Plan produced using PlanUp.  
Arkaig, Ardgay

Energy Efficiency Graph







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