

# Burnbank

Lairg, Sutherland, IV27 4DH

Offers Over £230,000

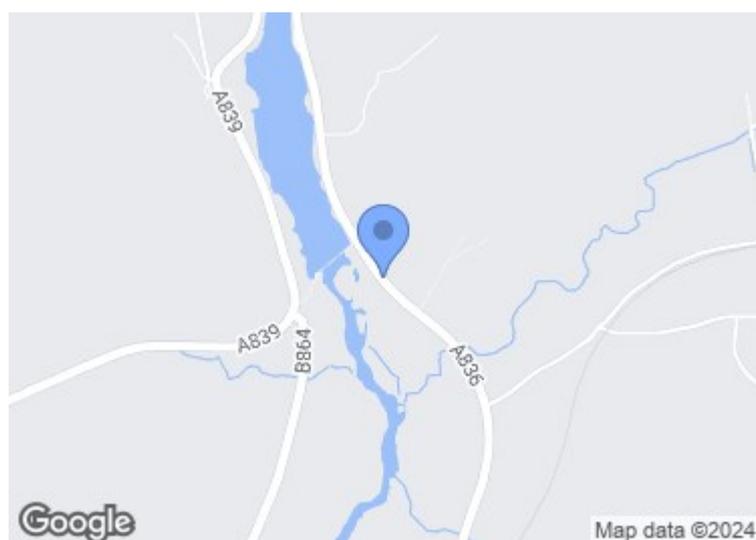


Burnbank is situated on an elevated position on the side of River Shin, on the edge of the village of Lairg, with panoramic views over the water and hills beyond. The property has been well maintained. the extended croft house comprises on the ground floor sitting room, dining room, kitchen bathroom and utility, on the first floor three double bedrooms one with dressing room and en suite shower room





- Detached Stone Cottage
- 3 Bedrooms (one with en suite and dressing room)
- Stunning views in a Rural Location
- All I's on the property
- Well Maintained Property



Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
 Inverness - 01463 263063



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## SITTING ROOM

13'5" x 11'5"

The sitting room is an L shape and extends behind the stairs. A multi fuel burner sits on a slate hearth with polished tiles behind. Vertical blinds included and laminate flooring. A glass door leads to the kitchen and double glass doors lead to the dining room.

## DINING ROOM

13'5" x 11'5"

A lovely room with feature fireplace and parquet flooring. Another door leads you into the front hall.

## KITCHEN

10'5" x 13'4"

A kitchen/diner with an abundance of wall and base units, integrated fridge, oven, gas hob. Dual aspect windows looking to the hills behind. Room for kitchen table and chairs.

## UTILITY

10'5" x 4'11"

The utility has plumbing for a washing machine and dishwasher, space for a wide freezer and tumble drier.

A family bathroom with a P shaped bath with overhead electric shower, white w/c and wash basin in a large white vanity unit. Vinyl flooring and white radiator.

## REAR HALL

The rear hall is accessed from the parking at the rear of the property and back garden. There is a coat cupboard, bathroom utility kitchen and then into the sitting room.

## FIRST FLOOR

Stairs lead to the first floor and the two double bedrooms (3 & 4) at the front of the property. Through an open area and either into the principle bedroom or the shower room.

## PRINCIPLE BEDROOM, DRESSING ROOM & EN SUITE

10'6" x 17'4"

A spacious bedroom with three windows looking to the hills behind. A door leads into the dressing room with full length of wall fitted wardrobes. A further door leads into the large en suite shower room with walk in shower, white w/c and wash basin in a white vanity unit. There is also another door from the hall for access for bedrooms 2 & 3.

## BEDROOM 2

12'2" x 11'6"

A double bedroom with coombed ceiling and window over looking the river.

## BEDROOM 3

12'2" x 11'6"

A double bedroom with coombed ceiling and fitted wardrobe and storage cupboard.



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## ADDITIONAL INFORMATION

Council Tax Band - D  
Built circa 1900 rear extension 1980  
First floor extension 2012  
New flat roof on extension 2023  
Oil Fired Central Heating  
Private Septic Tank

## LOCATION

The property is located on the edge of the village of Lairg with panoramic views. Lairg has local amenities;- shops, pub, restaurants, doctors, primary school, community centre, public bus and train links and many outdoor pursuits and walks.

## GARDEN AND GARAGE

The garden to the front is beautifully manicured and laid to grass with some mature hedging around the boundary. A driveway leads up the side of the property through gates and into the garden at the rear of the property. The garden at the rear is totally enclosed with a gate to the driveway and has a wooden garden shed.

## VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g1a1>

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



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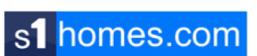
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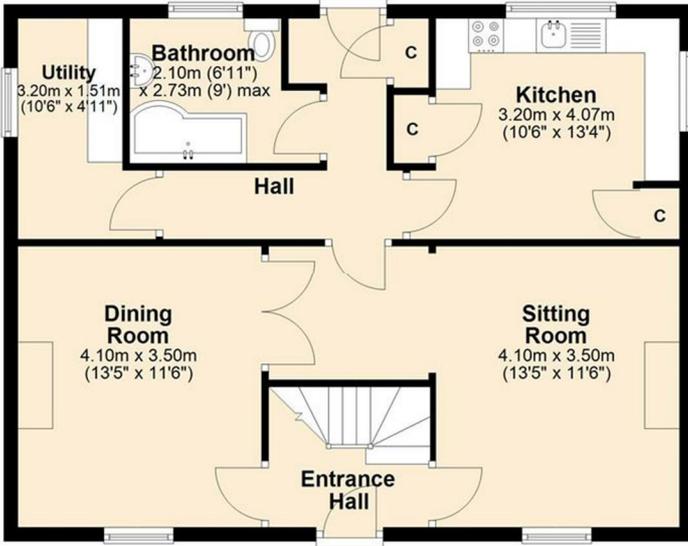
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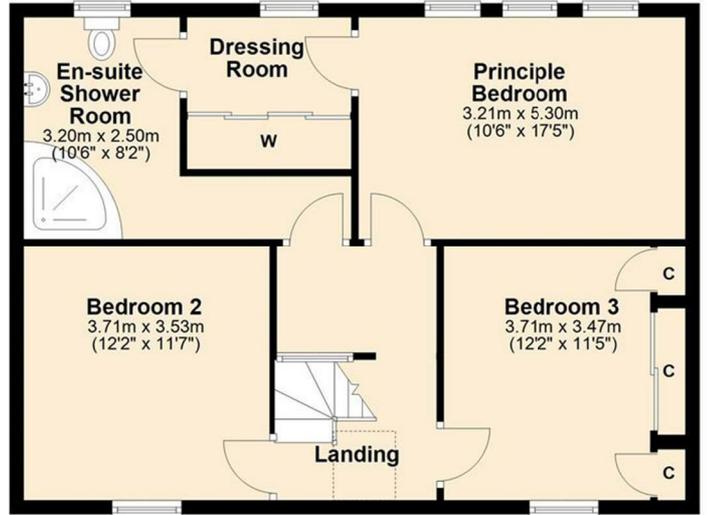
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### Ground Floor



### First Floor



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
 Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>Scotland</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>Scotland</b>	EU Directive 2002/91/EC



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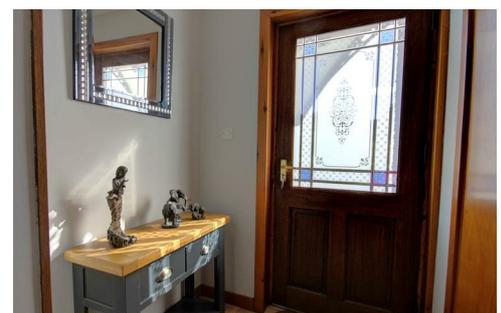


**Council Tax**  
Highland Council Tax Band D

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of Burnbank, Lairg, Sutherland IV27 4DH, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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