

The Willows 83 Tomich

Lairg, Sutherland, IV27 4DQ

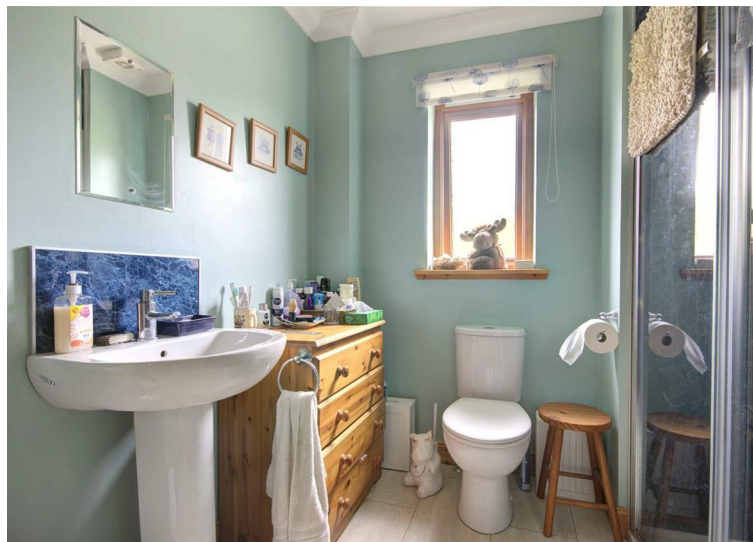
Monster
Moves

Fixed Asking Price £235,000



The Willows is lovely cottage bungalow that sits in 0.7 acre (approx) with stunning panoramic views over Sutherland. A two bedroom property with large garden polytunnel and various outbuildings including a BBQ Hut.





- 2 Bedroom Bungalow
- Stunning Panoramic Views
- Large Mature Garden (0.7 acre)
- Polytunnel & Outbuildings



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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VESTIBULE & HALL

3'11" x 5'10" , 14'5" x 3'7"

Entry to the vestibule and through into the hall which has most rooms leading from it along with two cupboards.

SITTING ROOM

11'9" x 12'9"

A cosy sitting room with laminate flooring and a multi fuel burner sitting on a polished slate hearth.

KITCHEN

11'9" x 9'10"

A fitted kitchen with white base units and an integrated eye level oven,

UTILITY

9'10" x 6'6"

Off the kitchen is the utility and door leading to the sun lounge. A sink and worktop with space for a washing machine.

CLOAKROOM

Off the utility is a cloakroom with wash basin and w/c.

SUN LOUNGE

6'1" x 14'2"

The sun lounge is located to the rear of the property and has magnificent views over the garden and Sutherland hills beyond. A door leads out to the garden.

BEDROOM 1

12'9" x 9'10"

A double bedroom with fitted carpet and wardrobe.

BEDROOM 2

14'5" x 9'10"

A double bedroom with stunning views over the glen and hills

SHOWER ROOM

4'7" x 8'10"

Shower room has white pedestal wash basin and w/c with a large walk in shower.

GARDEN

The property sits in a large garden (0.7 acres) with a private driveway and surrounded by post and wire fence with a burn as one boundary. There are various garden sheds, a polytunnel and BBQ hut. The garden has mature shrubs and trees, an orchard and plenty of opportunity to 'eat from the land' and live the 'Good Life'



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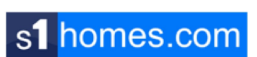
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LOCATION

The Willows is located in the area of Tomich, south east of Lairg in the heart of Sutherland and surrounded by croftland. Close to the village of Lairg with local amenities;- convenience stores, primary school, doctors, pubs, restaurants and many outdoor activities on your doorstep.

To find this property please click on the link for What3words
///treble.misty.scorpions

ADDITIONAL INFORMATION

Oil Fired Central Heating
Private Septic Tank



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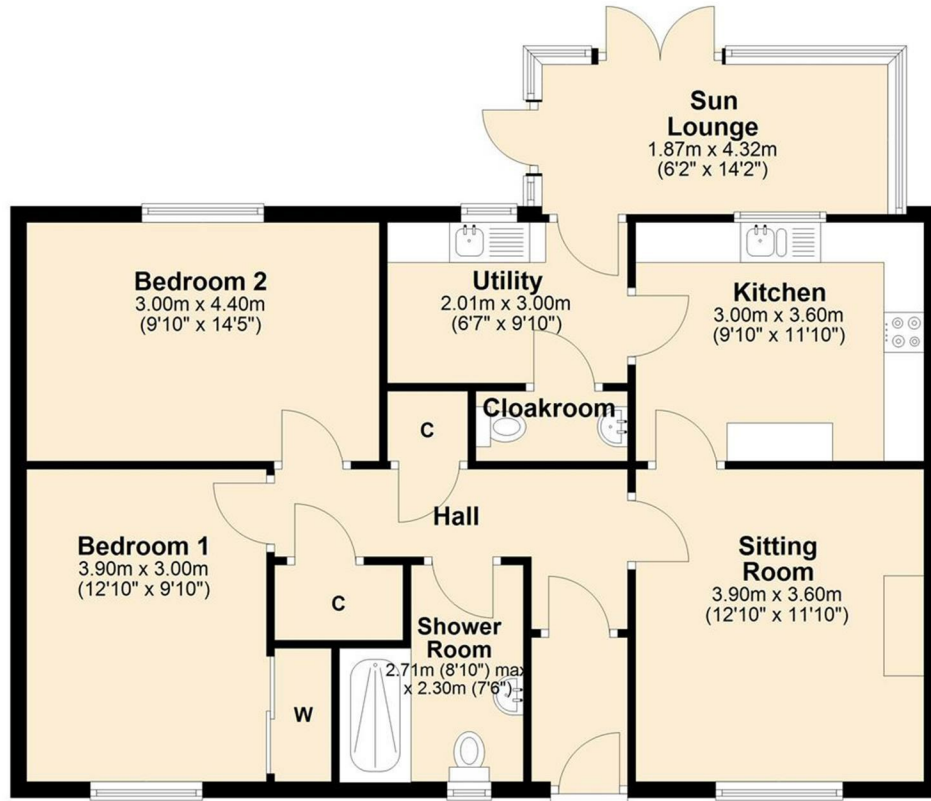
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Ground Floor



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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	100
Scotland	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
71	100
Scotland	EU Directive 2002/91/EC



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Council Tax
Highland Council
Band C

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of The Willows, 83 Tomich, Lairg, Sutherland IV27 4DQ, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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