

Ambleside

Lairg, Sutherland, IV27 4EG

Monster  
Moves

Offers In The Region Of £340,000



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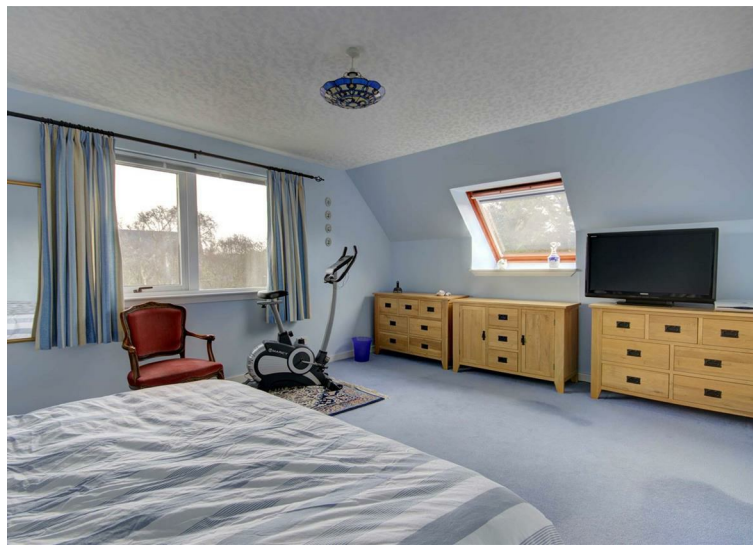
Ambleside, is located in the picturesque village of Lairg, on the edge of Loch Shin, in the heart of Sutherland.

Built in 1992, and boasting six generously sized bedrooms, this delightful large family home could also lend itself to being a Bed & Breakfast. Two reception rooms are perfect for hosting gatherings or enjoying quiet evenings in, allowing for versatile living spaces that can adapt to your lifestyle. The house is centrally located in the garden and has a spacious driveway for several vehicles in addition to a block built double garage with excellent storage and two double doors. A delightful established garden sweeps around the house and at the front is raised decked area that is accessed from the french doors in the sitting room and main front door.

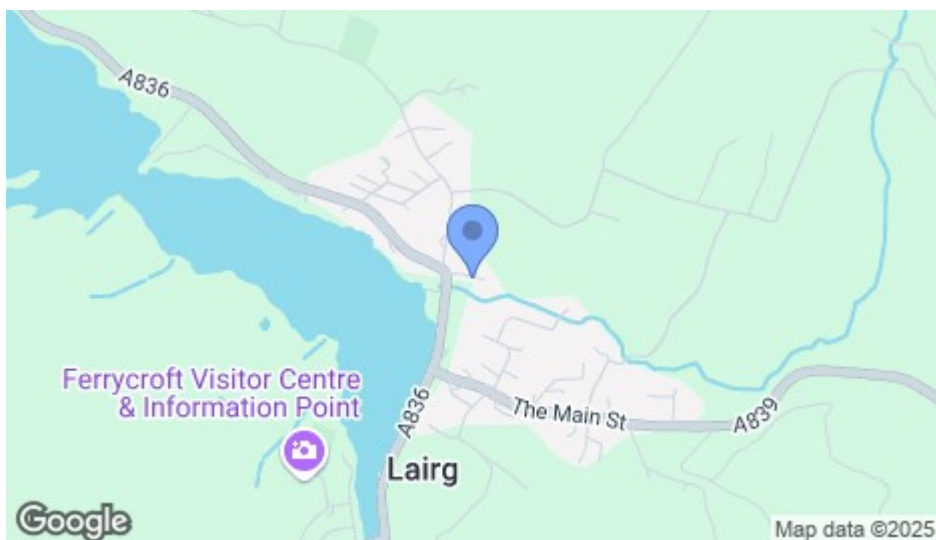
The vibrant village atmosphere is complemented by stunning landscapes, offering opportunities for outdoor activities and exploration.







- 6 Bedroom Property
- Detached Double Garage and Mature Garden
- Driveway and Parking for Multiple Cars
- Village Location
- 2 Bedrooms featuring En Suites
- Immaculate Condition
- Formerly operated as a Bed and Breakfast



**PRS**  
Property Redress Scheme



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## VESTIBULE AND HALL

Enter Ambleside through the front door into the vestibule and glass door leads to the L shaped hallway, with access to the sitting room and kitchen. A glass door leads to the three bedrooms on the ground floor, a double fitted storage cupboard is located along the hall.

## SITTING ROOM

17'8" x 13'5"

Into the sitting room and there is a stunning view through the french doors down the lane towards the loch. A side window has views to the hills.

## DINING ROOM

9'6" x 13'5"

Accessed from the sitting room and then through to the kitchen, the views are over the mature rear garden. Fitted carpet and blinds included.



## KITCHEN

12'9" x 15'5"

The large kitchen has an abundance of base and wall white gloss units and integrated appliances; eye level double oven and microwave and dishwasher. Space for a larger fridge. A storage cupboard is at the bottom of the stairs that lead to the first floor.

## UTILITY

7'10" x 9'2"

Off the kitchen is the utility and rear exit door. There are further white gloss wall and base units and sink and space and plumbing for a washing machine. The boiler is located under the worktop.



## BATHROOM

12'9" x 7'10"

A newly fitted modern bathroom with white bath, w/c, large wash basin set in a white gloss vanity unit with drawers and large shower enclosure fitted with mains shower. Chrome heated towel rail. Tiled floor, partially tiled walls and wetwall in shower and behind bath.



## BEDROOM 1

12'5" x 13'5"

A double bedroom with fitted cream carpet and blinds.

## BEDROOM 2 with EN SUITE

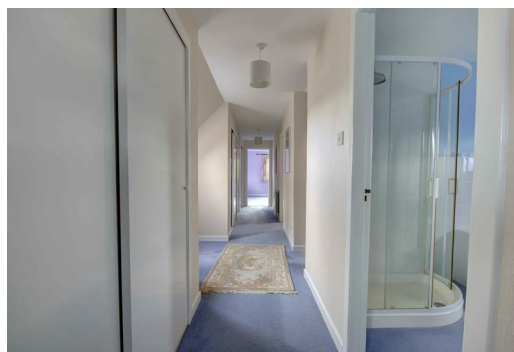
14'5" x 9'10"

A double bedroom with fitted wardrobe and en suite shower room, looking over the front garden.

## BEDROOM 3 with EN SUITE

10'9" x 13'5"

A double bedroom with fitted wardrobe and en suite shower room, looking over the front garden.



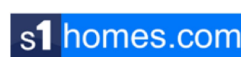
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### FIRST FLOOR

Stairs lead from the kitchen to the first floor and a further 3 bedrooms and family bathroom. There are three double cupboards along the hall and a velux window that lets in natural light.

### FAMILY BATHROOM

10'2" x 8'2"

Bathroom comprises a white three piece bathroom suite with a separate large shower enclosure.

### BEDROOM 4

17'0" x 13'1"

A large bedroom with coombed ceiling side window and velux window, fitted carpet.

### BEDROOM 5

10'2" x 13'5"

A double bedroom with large velux window and a fitted double wardrobe and cupboard with hot water tank.

### BEDROOM 6

17'0" x 13'1"

A large bedroom with coombed ceiling side window and velux window, fitted carpet and a fitted wardrobe.

### GARAGE & GARDEN

A block built garage ( 6.50m x 5.50m) is located to the side of the property next to the driveway. The house is centrally located in the site and has a stream running along the right hand side. The garden has a large driveway and parking for many vehicles. The garden has mature hedging and trees.

### ADDITIONAL INFORMATION

uPVC Double Glazed Windows

### LOCATION



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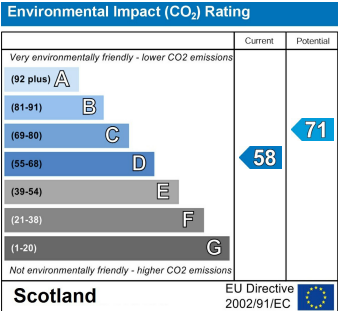
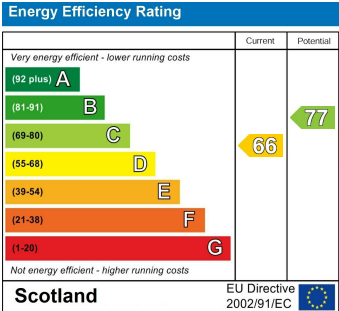


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Ambleside is located in Lairg in the heart of Sutherland on the edge of Loch Shin. The village has a doctor, primary school, restaurants, convenience stores, community hub and is centrally located for day trips to the east, north and west coasts.

To find the precise location please use What3words [///overheard.newly.seasonal](#)



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**Council Tax**  
Highland  
Band F

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of  
Ambleside, Lairg, Sutherland  
IV27 4EG, please contact  
Monster Moves on 01408  
525001 or email  
sales@monster-moves.co.uk



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