

21 Achfrish

Lairg, Sutherland, IV27 4DN

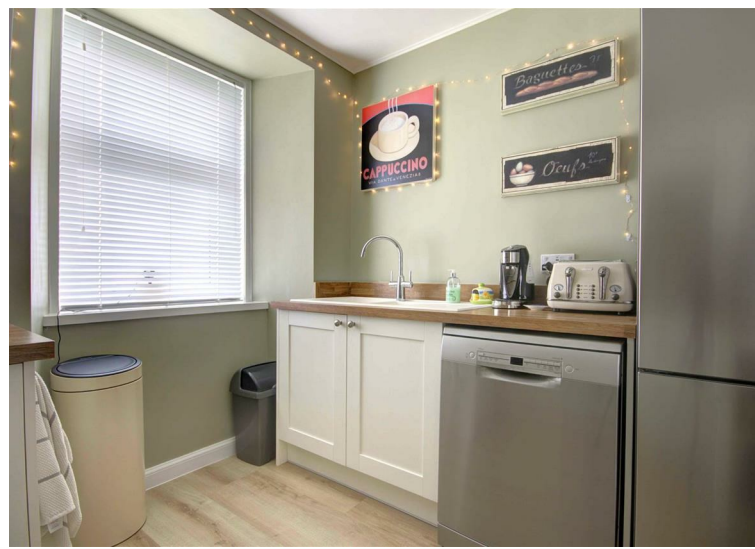
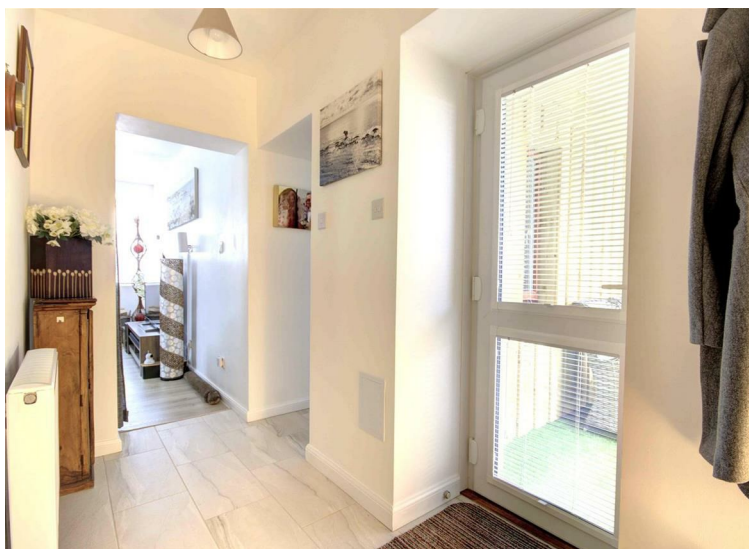


Offers Over £270,000

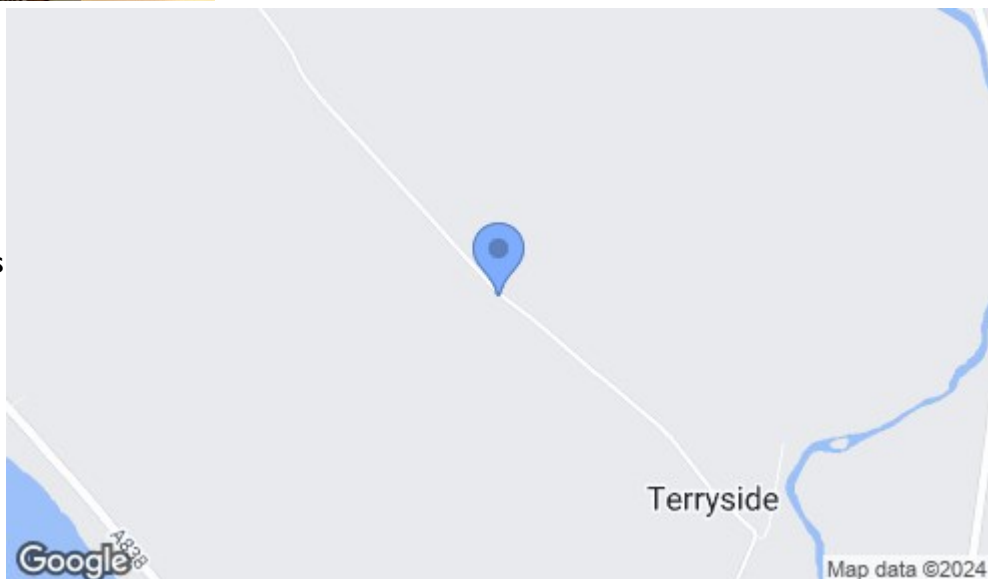


21 Achfrish has been converted to a stunning home, cleverly using every inch of space and stylishly decorated. The present owners have created a wonderful 2/3 bedroom home within an enclosed garden with open field views to the south. The addition of two home offices makes this an ideal home for those wanting to leave the hustle and bustle of city life and have the highlands on their doorstep.





- Fully Renovated Cottage
- 2 x Fully Insulated Offices
- Enclosed Garden
- Tarmac Chipping Driveway with Gates
- Views South Across Fields
- Garage, Workshop & Log Store
- Rural Location



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
Sutherland - 01408 525001
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OPEN PORCH & HALL

The gated driveway takes you to the privacy fence and gate that leads to the open porch, an area that is perfect for sitting outside undercover having a cup of coffee in the morning sun. This leads into the hallway in the house, with all rooms and the stairs leading from it.

SITTING ROOM

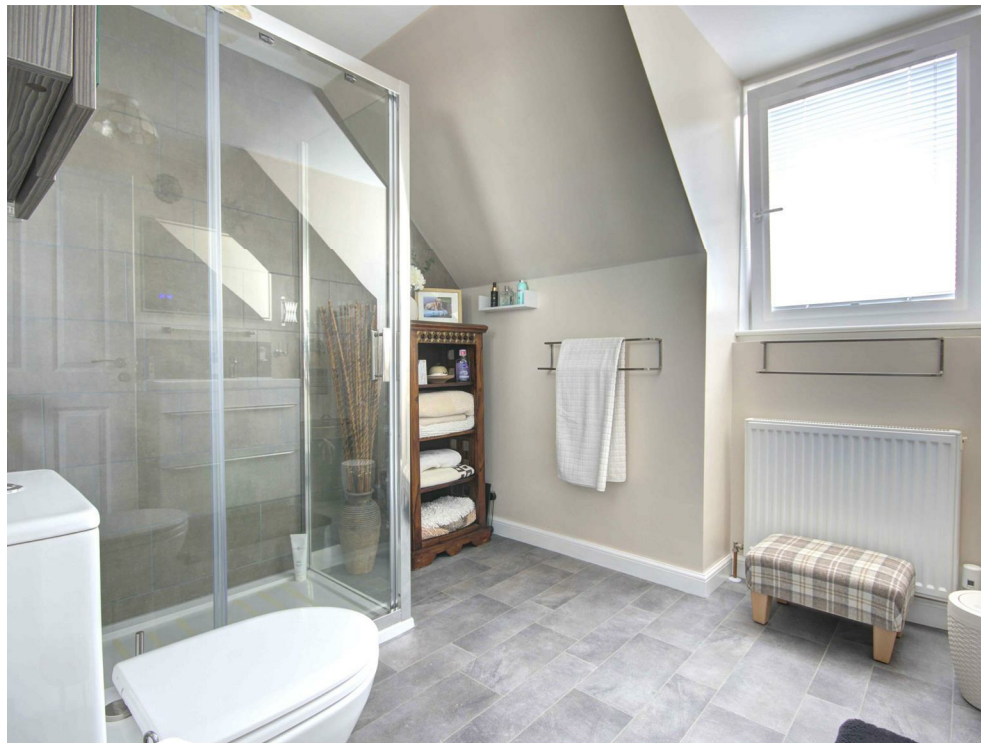
13'1" x 13'1"

A real cosy sitting room with dual aspect windows and a multi fuel burner as a focal point

DINING ROOM/BEDROOM 3

8'10" x 11'9"

To the rear, what is presently used as the dining room. is a room with west facing window that could also be used as a bedroom



UTILITY/CLOAKROOM

This room has been utilised to the maximum by placing the washing machine and laundry facilities into this spacious cloakroom

KITCHEN

13'1" x 9'6"

A well thought out kitchen with ample base and wall units in a matt off white with wood worktops, dual aspect windows, integrated eye level ovens, hob and hood, space for a dishwasher and larder fridge freezer.

FIRST FLOOR

The stairs lead up to the first floor and the 2 bedrooms and main bathroom. A skylight overhead lets in lots of light. Neutrally decorated and silver coloured fitted carpet.

BEDROOM 1

13'1" x 13'1"

A double bedroom with coombed ceiling, south facing window and fitted carpet.

BEDROOM 2

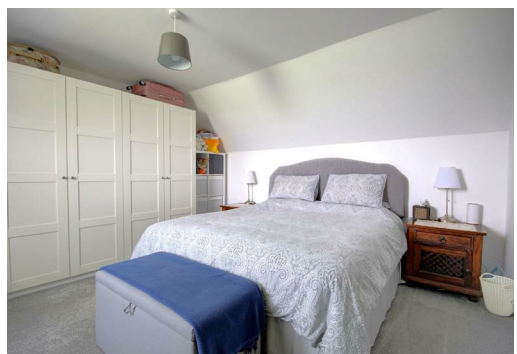
13'1" x 10'8"

A double bedroom with coombed ceiling, south facing window and fitted carpet.

BATHROOM

6'10" x 9'7"

A recently fitted shower room with large shower enclosure, tiled walls and mains shower, w/c and wash basin in a large vanity unit with 2 large storage drawers.



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OFFICE 1

Office 1 is the largest of the two and has been insulated and has power and lights, along with broadband connection through Highland Wireless Between 80 and 90 mb/s, to make this an ideal home office, games room, therapy room, music room or guest area.

OFFICE 2

This office has been insulated and has power, light and broadband connection through Highland Wireless Between 80 and 90 mb/s, to make it an ideal home office.



GARDEN & DRIVEWAY

The newly laid driveway (tarmac planings) has 2 (gated) access to the driveway. The garden surrounding the house is enclosed and contains not only the main house but also the 2 bespoke offices. The garden is mainly laid to lawn with openfields to the south and west and views to Loch Shin. A large garage, a workshop and log store are between the two offices.

ADDITIONAL INFORMATION

Private Septic Tank outwith the Curtilage
Oil Fired Central Heating via a Grant combi boiler



VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/lgl7lgl0329>

Virtual Tour - <https://youtu.be/BgjcEyCOb90>



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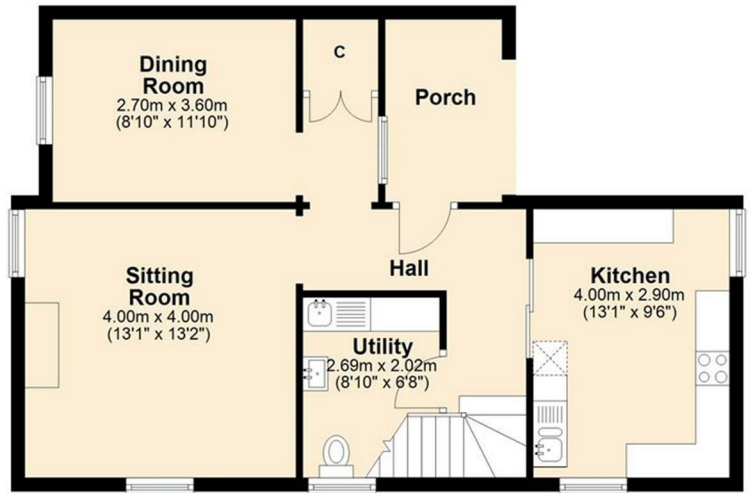


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	EU Directive 2002/91/EC

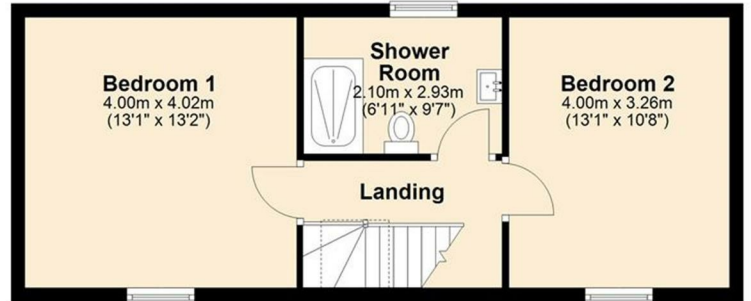
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC



Ground Floor



First Floor



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

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Council Tax
Highland Council Tax Band D

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 21 Achfrish, Lairg,
Sutherland IV27 4DN, please contact Monster
Moves on 01408 525001 or email [sales@monster-
moves.co.uk](mailto: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.

PRS
Property Redress Scheme



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