

210 Talmine

Lairg, Sutherland, IV27 4YS



Offers Over £270,000



This delightful four bedroom, detached property, built circa 1880, offers stunning views across the crystal clear waters of the Kyle of Tongue and overlooks the nearby uninhabited Rabbit Islands. The traditional stone building is complemented by a well-maintained garden to the front, side and rear of the property, while two sheds provide additional storage. Off-road parking is available to the side of the property. Talmine is characterised by its beautiful sandy beaches, clear waters, and tranquil setting, making it an ideal spot for those looking to escape the hustle and bustle of daily life and a place to enjoy a variety of wildlife both on land and dolphins, porpoises and whales in the surrounding waters.





- Stunning Sea Vistas
- Four Bedrooms
- Excellent Condition
- Large Well-Maintained Garden
- Oil Central Heating
- Friendly Community



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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ENTRANCE PORCH

7'8" x 8'5"

The garden path leads to the main entrance to 210 Talmine via the glazed porch.

HALLWAY

8'6" x 6'2"

The carpeted hallway, leads directly to the sitting room, dining room, kitchen to the rear of the property and to the stairs to the first floor.

SITTING ROOM

10'2" x 12'1"

A warm and comfortable room, featuring a fireplace recess with stone edges and free standing wood burning stove. A large bay window overlooks the front of the property.



KITCHEN

8'6" x 12'5"

Situated at the rear of the property, the L-shaped provides ample modern kitchen cupboards and worktop space, with Belfast sink and chrome mixer tap. The electric Rangemaster stove is included in the sale of the property.

UTILITY ROOM

17'4" x 5'6"

The galley style utility room has a built in pantry cupboard, and provides space for washing machine, tumble dryer, and additional storage units. The oil boiler is located in this room beside the rear exit for the property, where you'll also find coat hooks and a wooden shelf.



BEDROOM 4

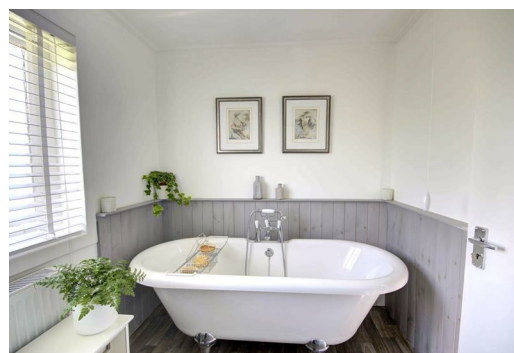
10'5" x 11'5"

The fourth double bedroom is currently used as a large dining room, with a large bay window overlooking the front of the property.

SHOWER ROOM

9'6" x 12'1"

A large shower room with vinyl flooring, located on the ground floor, encompassing white w/c and wash basin, with built-in shower enclosure and electric shower. There is a large cupboard located in the corner of this room and window overlooking the front of the property.



FIRST FLOOR

The stairs lead to the first floor landing with direct access to Bedrooms 1, 2, 3, the family bathroom and two large cupboards.

BEDROOM 1

10'2" x 11'5"

A delightful double bedroom with combed ceiling and large window to the front of the property.



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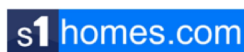
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BEDROOM 2

8'5" x 10'7"

It's easy to see why this bedroom is currently used as an office/craft room, you could spend all day admiring the views across Talmine Harbour, the bay and towards the Rabbit Islands. However, whilst slightly smaller than Bedrooms 1 and 3, this would make an excellent double bedroom.

BEDROOM 3

9'10" x 11'1"

A mirror image of Bedroom 1, with combed ceiling and large window to the front of the property.

BATHROOM

8'10" x 6'2"

To the rear of the property lies the family bathroom, with white three piece bathroom suite, featuring w/c, wash basin and freestanding rolltop bath.

GARDEN, OUTBUILDINGS AND PARKING

A large garden surrounds the property, to the front, side and rear, mostly laid to grass with mature borders. There are two sheds located in the garden. To the side of the property sits a plastic shed and to the front of the property sits a masonry shed. There is ample parking both to the front and the side of the property.



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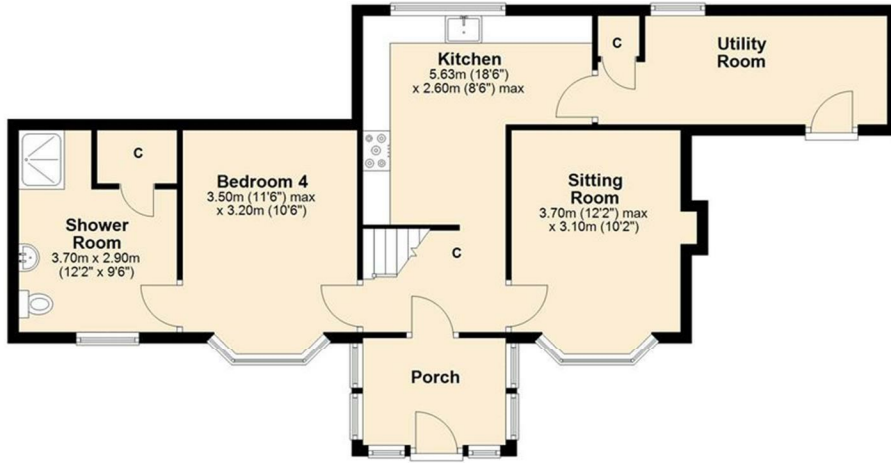


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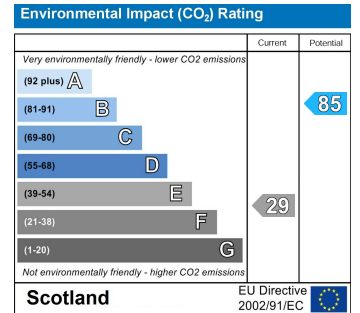
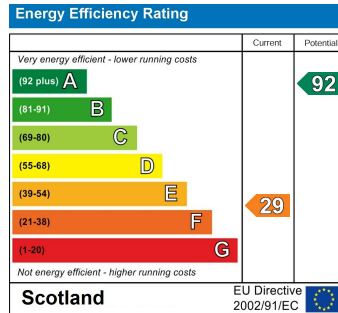
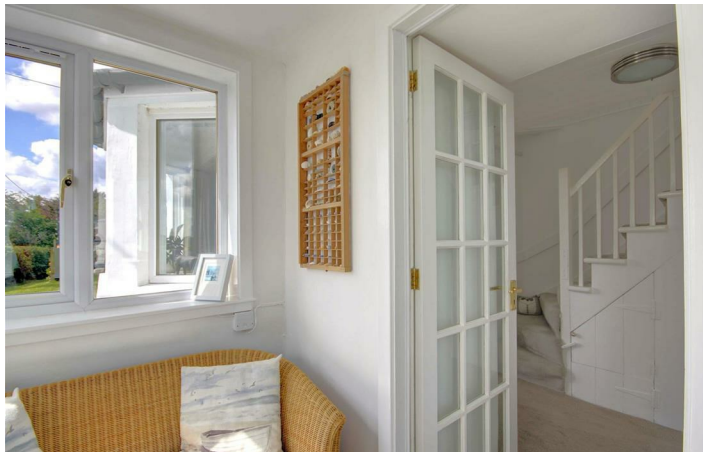
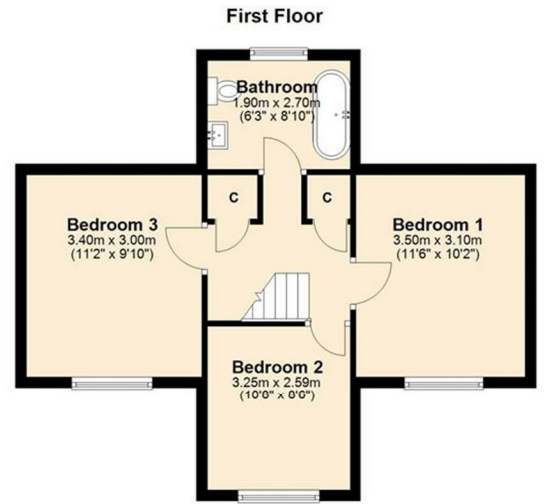


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Ground Floor



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LOCATION

Talmine is a village that boasts incredible coastal views, with its picturesque bay overlooking the Kyle of Tongue and the uninhabited Rabbit Islands just offshore. Approximately 3 miles from the village of Tongue a coastal village in northwest Highlands of Scotland on the shore of the Kyle of Tongue. Primary school education is provided in Tongue Primary and secondary education is provided in Farr High School. A medical practice is located in the village of Tongue, in addition to other local amenities including petrol station, local shops, hotels and restaurants.

VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g10cd4>

Video Walkthrough - <https://youtu.be/ESN7hSU-xgA>

ADDITIONAL INFORMATION

Council Tax - Band B

Current Internet Provider - EE

Central Heating - Oil

Mains Water and Drainage



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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