

2 Macleod Crescent  
Lairg, Sutherland, IV27 4UG



Offers Over £130,000



This property is located in the heart of the Highlands in a beautiful remote part of Scotland in the hamlet of Altnaharra. The semi detached 3 bedroom property has three good sized bedrooms one on the ground floor, along with a sitting room, kitchen and bathroom, two further double bedrooms are on the first floor. There is a conservatory situated at the front of the house taking full use of the stunning panoramic views over the hills and loch.







- 3 Bedroom Semi Detached House
- Panoramic Views
- Free Electricity
- Garden and Off Street Parking





 Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
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## SUN ROOM

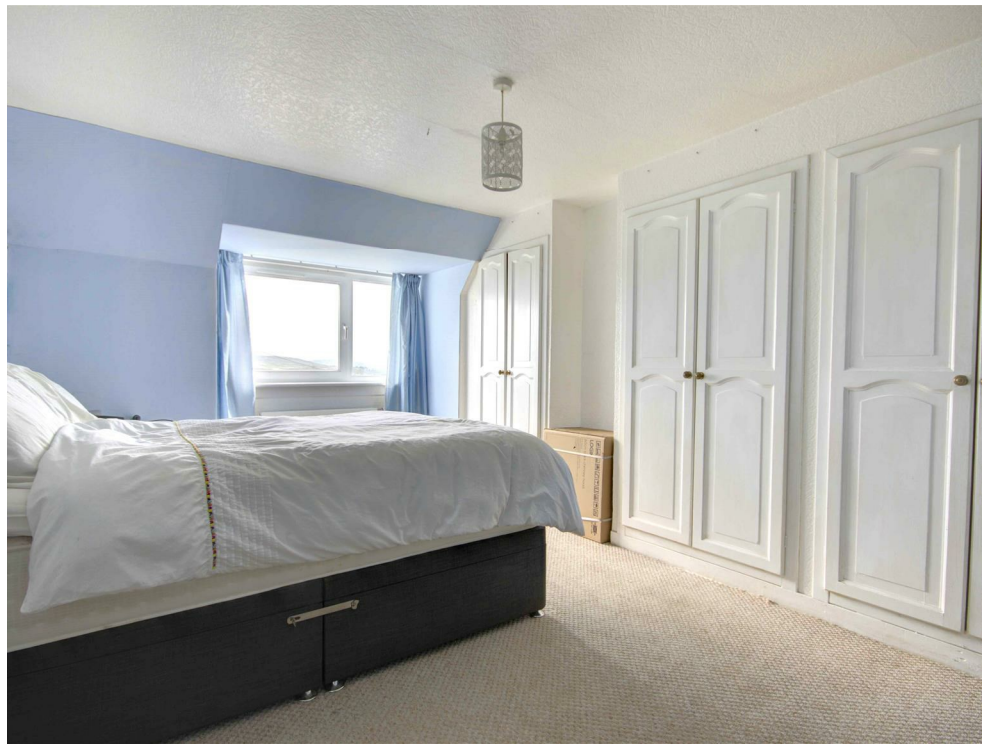
12'1" x 7'6"

the main entrance to the property is at the sun room and then through the door into the hall. The sun room takes advantage of the views and solar gain

## SITTING ROOM

21'11" x 11'5" (9'6")

The sitting room has dual aspect windows, front and back, allowing for lots of light and views of rear garden and the panoramic hills in front. A multi fuel burner sits on a slate hearth with a wood mantle and three wall lights. A door leads to the kitchen



## KITCHEN

17'8" x 8'2"

A long galley kitchen with an abundance of base and wall units, space for a washing machine, dishwasher and american fridge freezer, a gas range cooker is included in the sale. Door to the rear garden

## BEDROOM 1

9'10" x 8'10"

A double bedroom on the ground floor next to the bathroom.



## BATHROOM

8'10" x 5'2"

A newly decorated bathroom with white three piece suite;- wash basin, w/c and bath with overhead shower and feature black gloss tile surround.



## FIRST FLOOR

Stairs lead to two double bedrooms and a storage cupboard on the landing.

## BEDROOM 2

12'1" x 14'9"

A double bedroom with fitted wardrobes, dressing table and window to the side and a further storage cupboard

## BEDROOM 3

17'4" x 9'6"

A double bedroom with three double fitted wardrobes and a storage cupboard.



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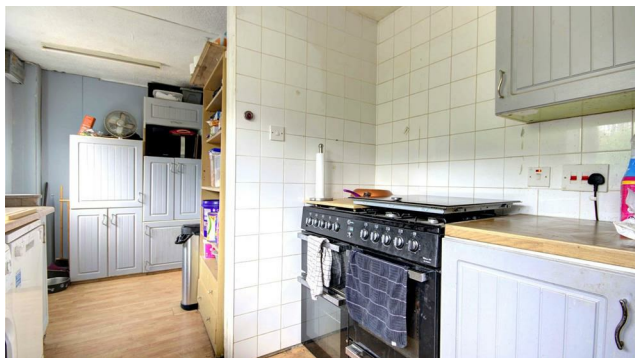
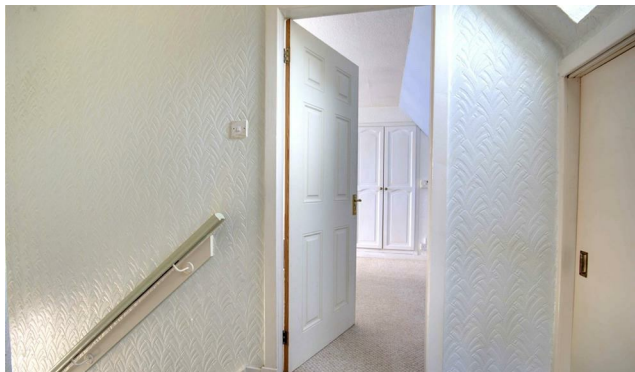
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### GARDEN

The garden is enclosed at the front around the sun room. Parking on the drive for 2 vehicles. A path leads round the side to the rear garden with decked area at the rear door and steps leading to the mature garden, all enclosed.

### LOCATION

The property is located in the hamlet of Altnaharra on the route to the north coast of Sutherland half way between Lairg (25 miles) and Tongue (16 miles) where you will find local amenities and primary schools. Tain is 45 miles south and has the major superstores that also deliver.

To find this property please click on the link for What3words

<https://what3words.com/tadpole.senses.witty>

### ADDITIONAL INFORMATION

All properties in Altnaharra have free electricity provided by the wind farm to the south (not visible from the house)



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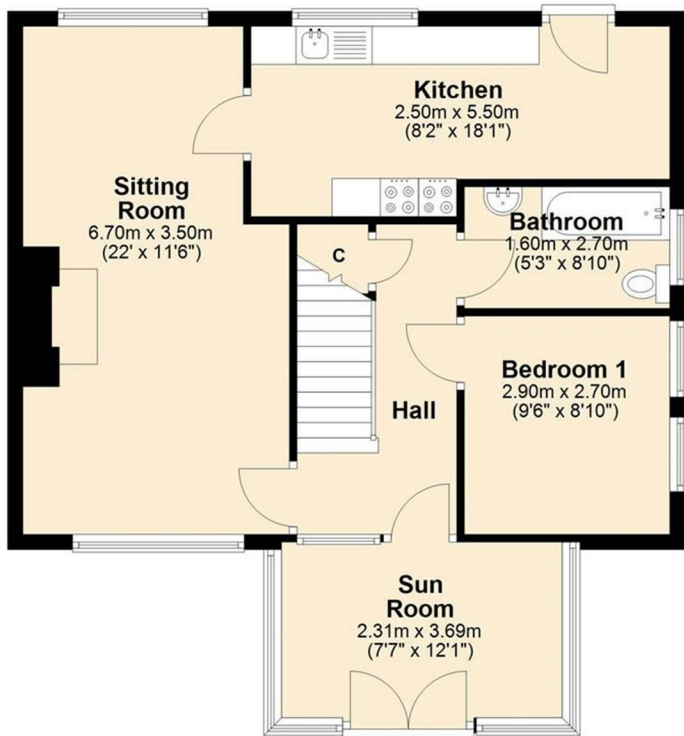


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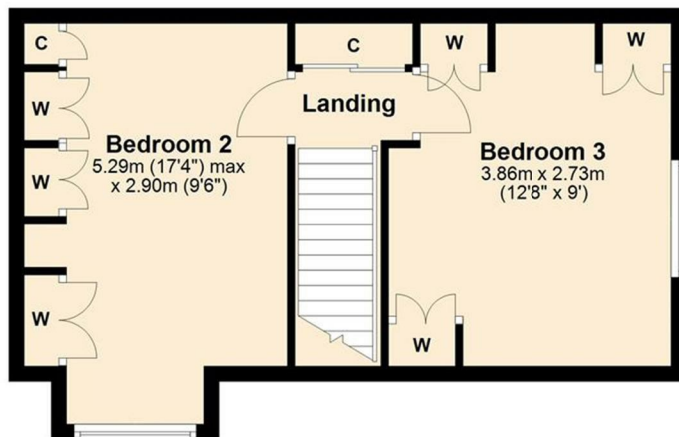




### Ground Floor

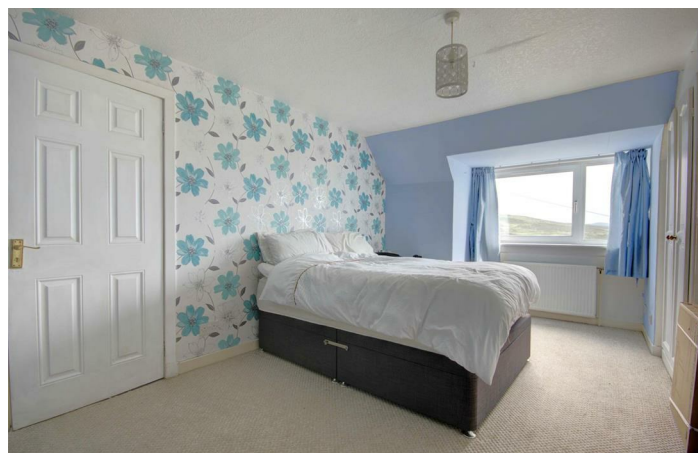
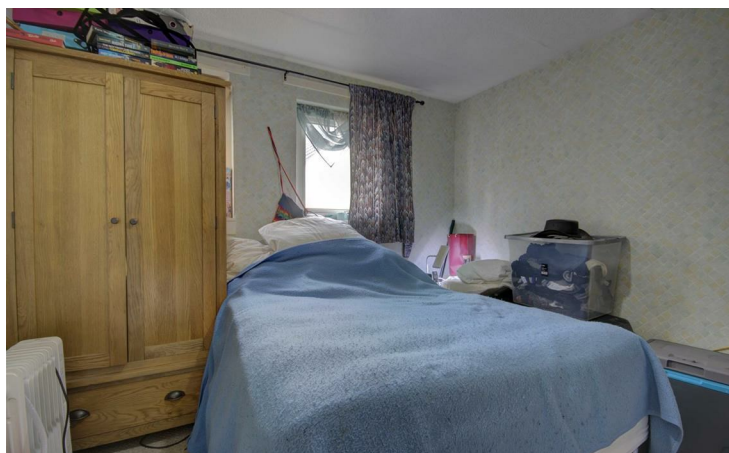


### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			88
(81-91) B			
(69-80) C			
(55-68) D		55	
(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 A-

## Tenure

Freehold

## Entry

By mutual agreement

## Viewing

To arrange a viewing of 2 Macleod Crescent, Altnaharra, Sutherland IV27 4UG, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

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