

# The Gees

Ardgay, Sutherland, IV24 3BP



Offers Over £390,000

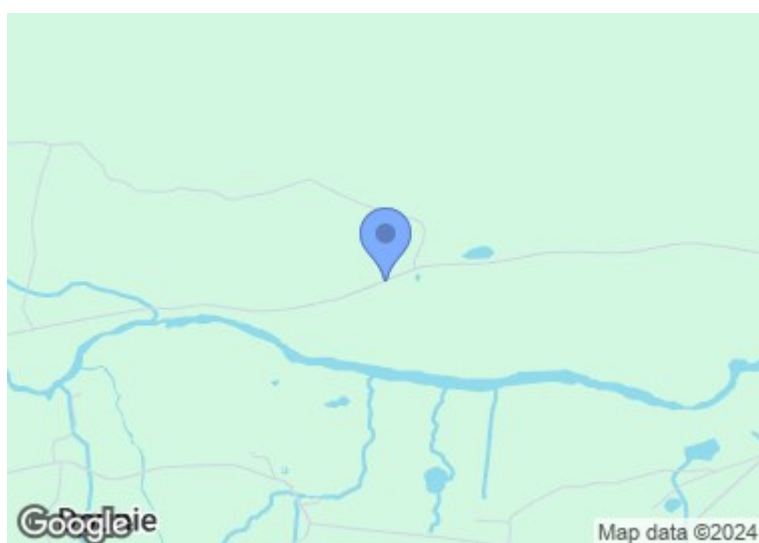


A superb 5 bedroom detached property in a stunning location, in the heart of the Highland countryside. This immaculate property has all that you could desire:- a primary suite comprising large bedroom, dressing room and luxurious bathroom, along with four other bedrooms, ( 2 on the ground floor, sitting room, kitchen/diner, utility, bathroom, shower room and a superior double garage.





- 5 Bedroom Detached Property
- Rural Location
- Stunning Panoramic Views
- Solar Panels EPC rating B
- Excellent Condition
- Outdoor Pursuits On Your Doorstep



Thistle House, Main Street, Golspie, KW10 6TG  
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Sutherland - 01408 525001  
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## ENTRANCE HALLWAY

21'3" x 6'10"

Entrance to The Gees is into a large spacious hall with most rooms leading from it plus a storage cupboard, the stairs lead to the first floor.

## SITTING ROOM

19'4" x 12'5"

A lovely room with patio doors facing south and leading to the front garden, with magnificent views over the River Carron Glen.

## KITCHEN/DINING ROOM

13'5" x 19'4"

A large room with a breakfast bar between the kitchen and dining area. The kitchen has base and wall units in beech, a free standing stove, integrated dishwasher, and space for American style fridge freezer. The dining area has ample space for a large table and chairs. There are French doors leading out to the south facing garden.



## UTILITY

5'10" x 9'10"

Leading from the kitchen is a utility room with space for a washing machine and tumble drier along with base units for extra storage.

## BEDROOM 4

13'5" x 8'6"

Bedroom four is presently being used as an office and has a fitted wardrobe.

## BEDROOM 5

13'5" x 12'5"

A large room on the ground floor over looking the River Carron Glen. This room is located on the ground floor close to the shower room.

## SHOWER ROOM

6'6" x 8'6"

A shower room with white wash basin, w/c and a shower enclosure with mains shower, wet wall in shower.



## FIRST FLOOR

The stairs lead to the first floor with access to the three large bedrooms and family bathroom.

## PRIMARY SUITE

15'8" x 19'8", 11'5" x 15'8", 7'10" x 15'8"

The primary suite has a large bedroom, neutrally decorated with fitted carpet, and two fitted wardrobes with mirrored doors. The dressing room has fitted shelving, and clothes rails. The stunning en suite bathroom features a white w/c, and wash basin with steps leading to the circular spa bath and separate walk in shower.



## BEDROOM 2

13'5" x 19'8"

A very large bedroom with two double wardrobes, fitted carpet and neutral decoration.



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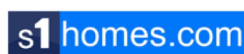
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### BEDROOM 3

16'0" x 11'9"

A double bedroom that looks to the front of the property with fitted carpet and neutral decoration. Fitted wardrobe.

### BATHROOM

8'6" x 7'6"

The bathroom features a white three piece bathroom suite comprising a white pedestal wash basin, w/c and bath, and the additional shower enclosure with mains shower and a heated towel rail.

### GARDEN & GARAGE

22'11" x 16'4"

A private driveway leads you to The Gees, with parking at the rear of the property and access to the double garage. The garden extends round the side to the front of the house and a wooden shed sits to the side of the property. The double garage is accessed via the electric door.

### LOCATION

The Gees is located along the River Carron on the west side of Ardgay, less than 2 miles. Ardgay and Bonar Bridge have between them; shops, hairdressers, garage, doctors, soft play barn, primary school, take aways and public train and bus service, as well as access to many of the outdoor pursuits available on your doorstep.

What3words ///jetliner.happy.inherit



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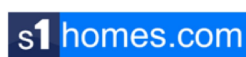
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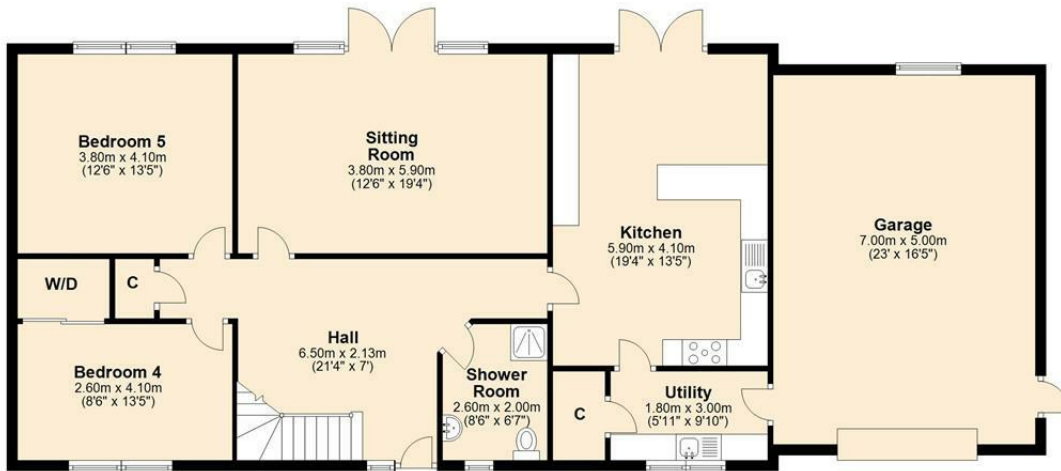
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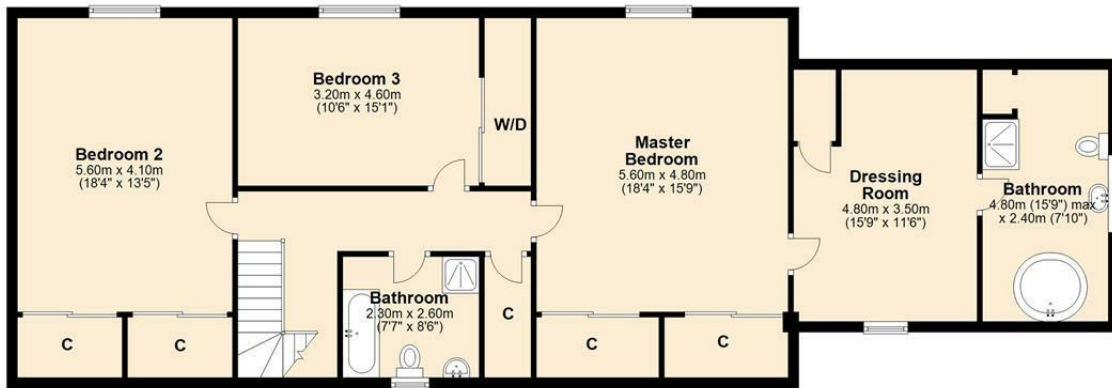
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Ground Floor



First Floor



Total area: approx. 276.0 sq. metres (2971.0 sq. feet)

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Plan produced using PlanUp.

The Gees, Mid Syall, Ardgay



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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		91
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(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 G

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of The Gees, Syall, Ardgay, Sutherland IV24 3BP, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



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