

# The Gees

Ardgay, Sutherland, IV24 3BP

Monster  
Moves

Offers Over £390,000



5  3  1  B 

Located in the rural location of Syall, 2 miles from the village of Ardgay, Sutherland, this stunning detached house offers a perfect blend of comfort and elegance.

Spanning an impressive 2,411 square feet, this spacious residence is ideal for families seeking a tranquil yet convenient lifestyle.

The property boasts five generously sized bedrooms boasting a primary suite comprising large bedroom, dressing room and luxurious bathroom; providing ample space for relaxation and privacy. The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying cosy evenings with family.

Set in a serene location, the house is surrounded by the natural beauty of the Scottish Highlands, offering breathtaking views and a peaceful atmosphere. A superior double garage and generous parking space for up to four vehicles adds to the convenience, making it easy for family and friends to visit.

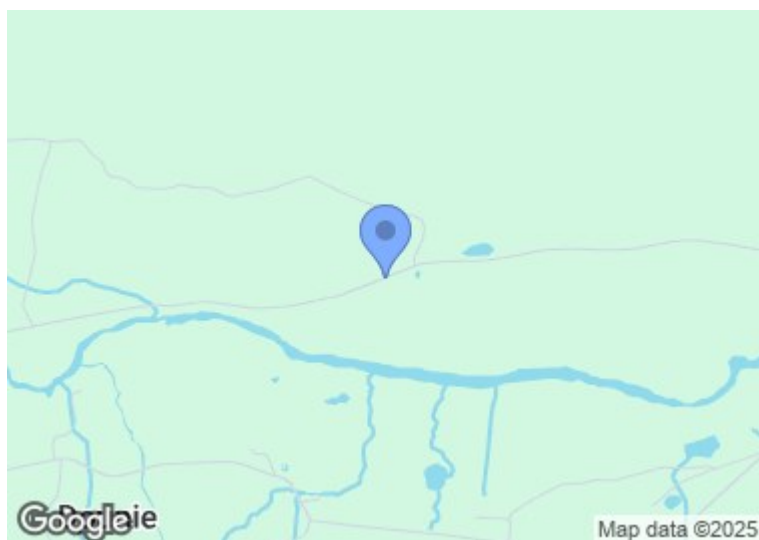
This delightful home is not just a property; it is a lifestyle choice, offering the perfect retreat from the hustle and bustle of city life. With its spacious layout and charming surroundings, The Gees is a wonderful opportunity for those looking to settle in this exceptionally beautiful part Scotland.







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



**PRS**  
Property Redress Scheme



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### ENTRANCE HALLWAY

21'3" x 6'10"

Entrance to The Gees is via a large spacious hall from which most rooms lead to, 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 overlooking 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

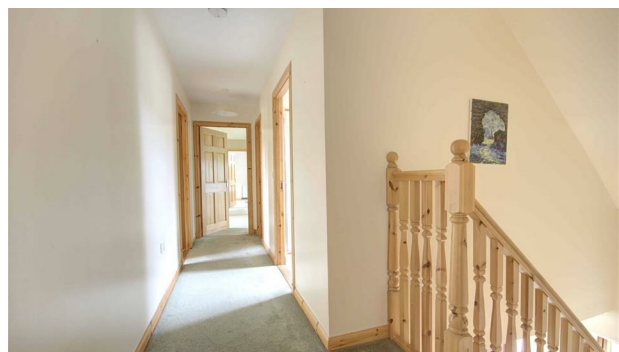
15'8" x 19'8", 11'5" x 15'8", 7'10" x 15'8"

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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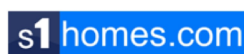
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### BEDROOM 3

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.

To find this property please click on the link for What3words  
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**PRS**  
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Living Wage  
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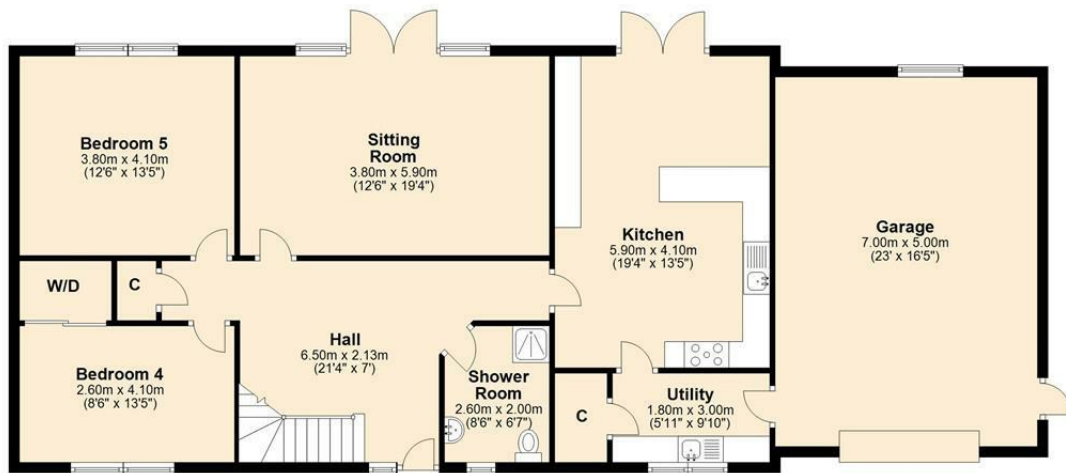
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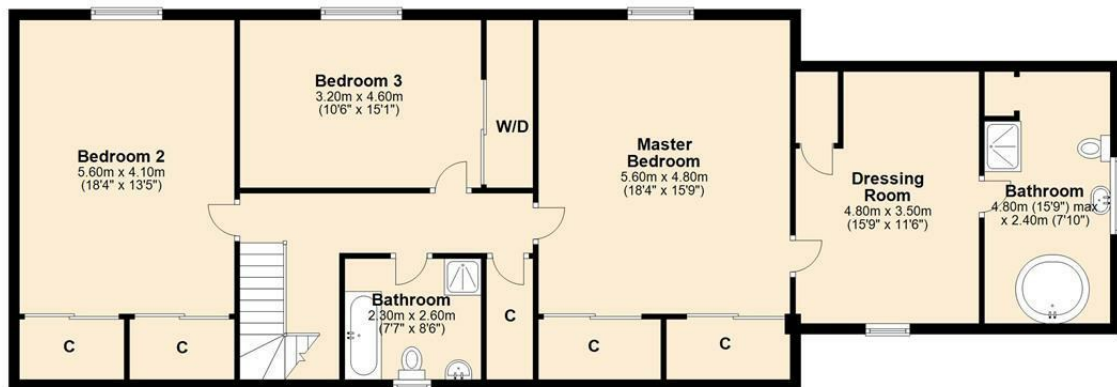
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## Ground Floor



## First Floor



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

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

The Gees, Mid Syall, Ardgay



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>97</b>
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	<b>91</b>
(81-91) <b>B</b>	<b>80</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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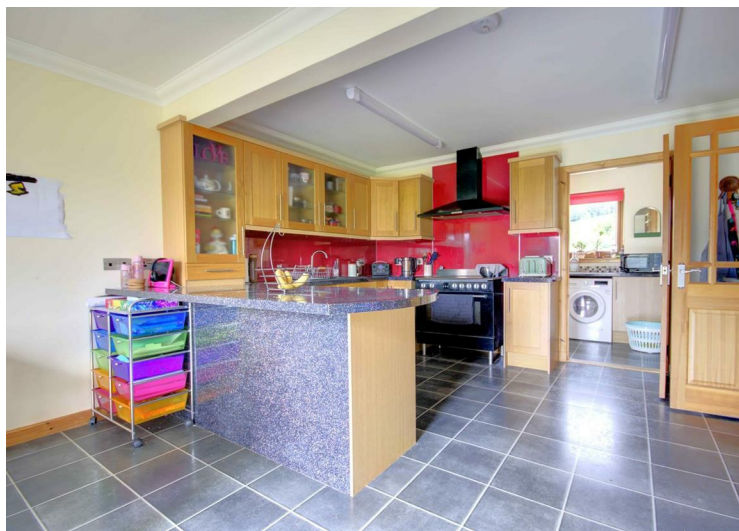
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**Council Tax**  
Highland Council Tax Band G

**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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