

68 Dalmore

Rogart, Sutherland, IV28 3TZ



Offers Over £335,000



68 Dalmore is a large detached family home set in the tranquil surroundings of Dalmore, just outside the quiet residential village of Rogart, Sutherland.

The 'upside-down' property boasts four double bedrooms, one of which features both an ensuite and a walk-in closet.

The layout takes great advantage of the location, with the kitchen, sitting room and dining room all providing outstanding views from an elevated position overlooking the properties own garden area, neighbouring fields and along the strath towards nearby rolling hills.

Neutrally decorated to a high standard throughout and carpeted in all bedrooms, sitting room and dining room, the property has been well maintained and is in walk-in condition.





- 4 Bedroom Detached Property
- Panoramic Views
- Driveway
- Large Private Garden
- Rural Location

PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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ENTRANCE HALL

Stepping inside 68 Dalmore the welcoming lower hallway provides access to all the rooms situated on the ground floor. The flooring is tiled, which runs throughout the lower hallway, boot room, WC and utility room.

BOOT ROOM

The boot room, located beside the front door, has ample space for coats, jackets and useful built-in shelving for footwear.

WC

A convenient WC on the ground floor, encompassing white WC and pedestal sink.

UTILITY ROOM

7'10" x 6'2"

The utility room provides additional storage by way of under counter cupboards, worktop and has plumbing for washing machine and tumble dryer and a stainless steel sink. There is also access to the under-stair cupboard.

BEDROOM 1 WITH EN SUITE & DRESSING ROOM

19'0" x 16'4"

The principal suite, located on the ground floor has stunning views across the glen. The large bedroom benefits from subtle lighting, and neutral decor, providing a warm, comfortable atmosphere. There is ample space for a king size bed and bedroom furniture. A good-sized en suite features a modern white three-piece suite, WC, sink, and double ended fitted bath, with bath/shower mixer tap. Access to the boiler room is provided via the en suite.

The walk in closet provides a large amount of hanging space and built-in shelves.

UPPER HALLWAY

There is access to all rooms on this floor from the central upper hallway except for the dining room which is accessed via the sitting room. Large skylights provide an abundance of light to this area, and loft access is provided here also. A large cupboard is conveniently located here, useful for linen and storage.

KITCHEN

9'10" x 17'0"

Ample wall and base units are provided on two walls of the kitchen, in addition to a breakfast bar with a tiled surround. There is space for a fridge freezer, dishwasher and free standing cooker with fitted extraction in situ. Windows provide views to the side and front of the property. The floor is tiled.



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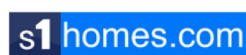
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SITTING ROOM

22'3" x 18'4"

A large sitting room with a open fireplace and ornate surround. Windows overlooking the front of the property and panoramic views across the glen.

DINING ROOM

11'9" x 14'1"

Accessed via the sitting room, the dining room is perfect for large family gatherings or entertaining guests. Boasting views of both the front, side and rear garden this room will be bathed in sunlight, particularly of an evening.



BEDROOM 2

12'1" x 9'10"

A double bedroom with views overlooking the side garden, and benefiting from a built-in wardrobe.

BEDROOM 3

15'8" x 9'10"

Situated at the rear of the property with a window over looking the rear garden and patio doors leading to the side of the property, this large double bedroom also benefits from a built-in wardrobe.



BEDROOM 4

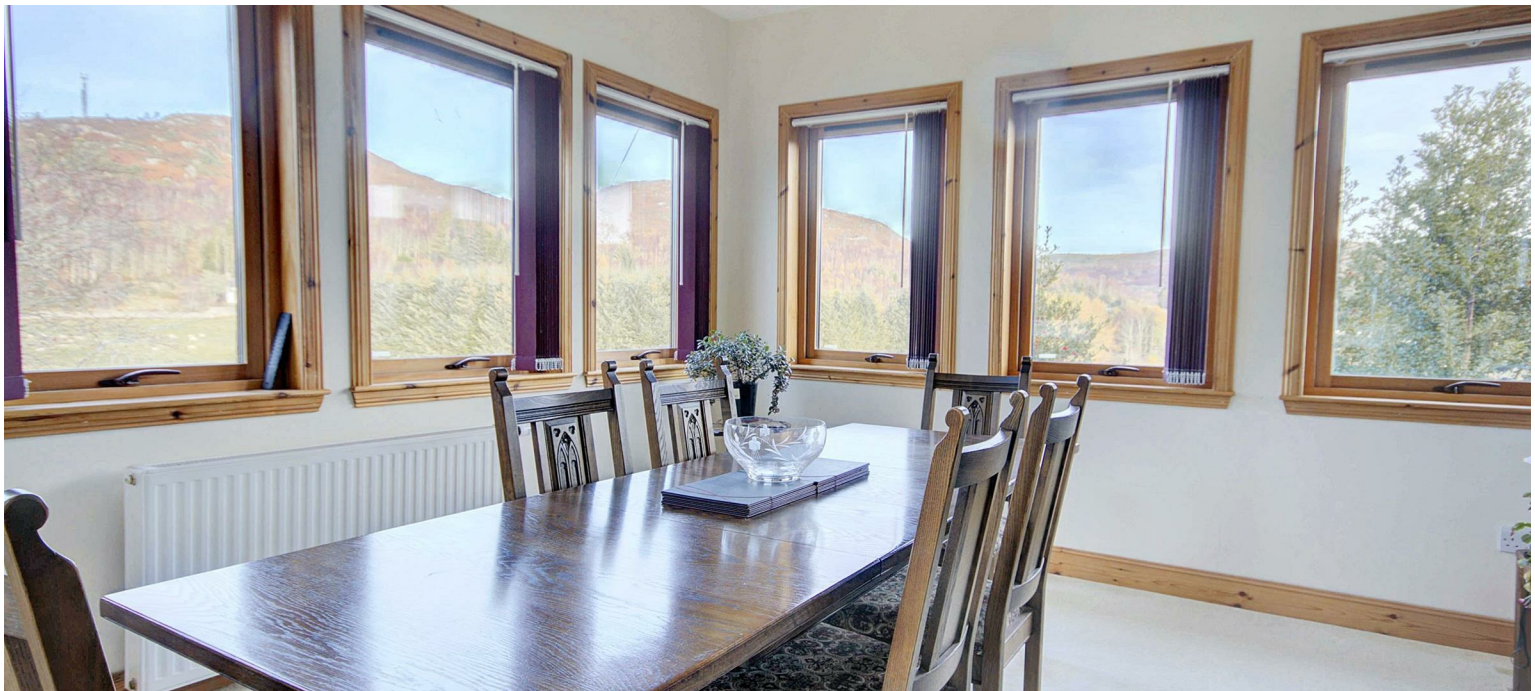
12'5" x 7'10"

The smallest of the bedrooms, but still sufficiently sized for a double bed and featuring a built-in wardrobe, this room overlooks the west side of the garden.

BATHROOM

6'2" x 8'10"

A good sized family bathroom, with white three piece suite, comprising, WC, pedestal wash basin and bath with overhead electric shower.



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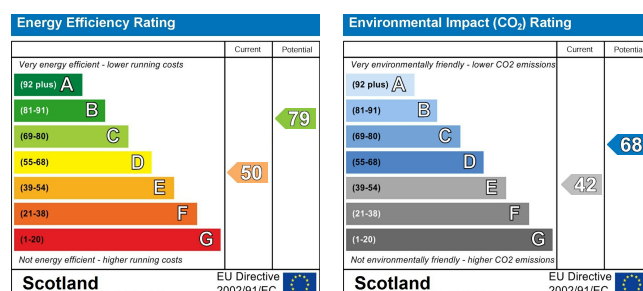


GARDEN AND DRIVEWAY

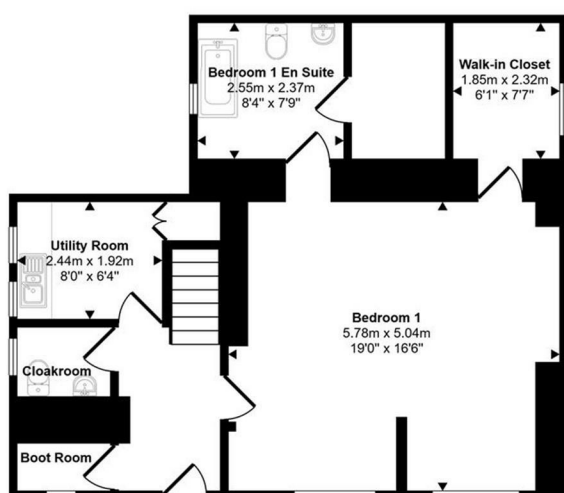
Surrounding the property, the garden is mostly laid to grass with mature shrubs and a variety of trees. The gated driveway sits to the west side of the property where there is a large undercover wood/garden storage area. The oil tank is situated in the garden on the east side of the property. There is a wooden shed to the rear of the property and useful storage space underneath the property, accessed externally.

LOCATION

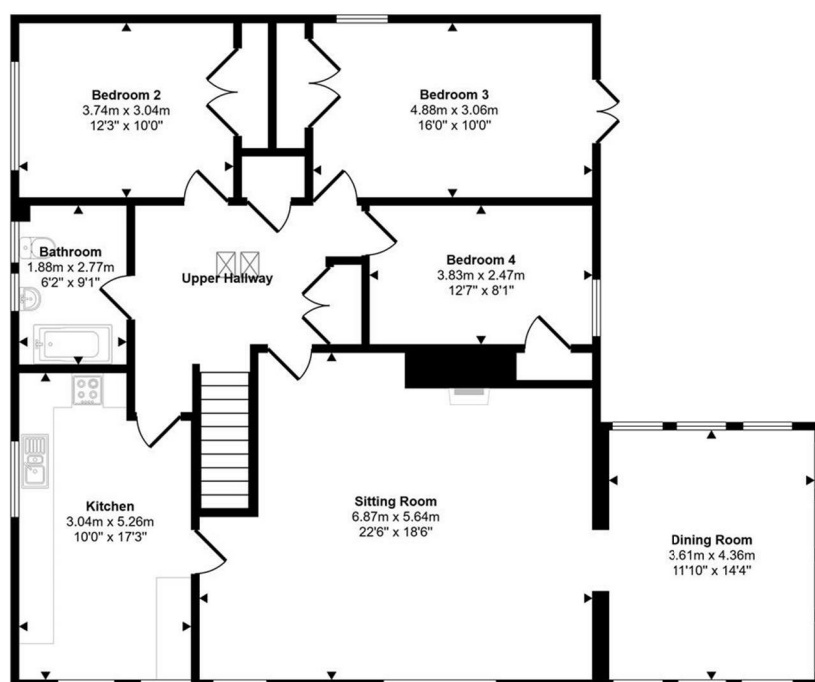
68 Dalmore is located in a quiet rural setting, just a mile from the village of Rogart, Sutherland and boasts outstanding views of the surrounding area. The village of Rogart has a convenience store, veterinary practice and 24 petrol station. The nearby villages of Lairg and Golspie have further convenience stores, restaurants, pubs, doctors surgeries, libraries, a swimming pool and sports facility in Golspie. Lairg Learning Centre offers a number of recreational and vocational courses and regular farmers markets. Primary schooling is available in the village of Rogart, with secondary schooling at Golspie High School, to which a school bus is provided for pupils. The precise location for 68 Dalmore can be found using What3Words ///choirs.available.towers



Approx Gross Internal Area
198 sq m / 2131 sq ft



Ground Floor
Approx 66 sq m / 712 sq ft



First Floor
Approx 132 sq m / 1419 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Council Tax Highland Council Tax Band E

Tenure Freehold

Entry By mutual agreement

Viewing To arrange a viewing of 68 Dalmore, Rogart, Sutherland IV28 3TZ, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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