

6 Macdonald Place
Rogart, Sutherland, IV28 3TX



Price Guide £145,000

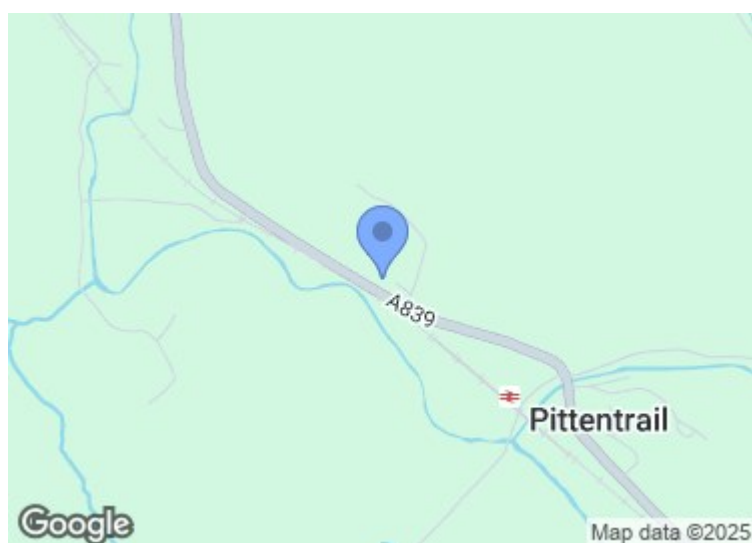


This refurbished and extended four-bedroom property, featuring two en-suite bedrooms and a spacious kitchen/dining room, is located in the village of Rogart. The front garden has been converted to a parking area with chipping. Conveniently situated just 5 miles west of the A9, the property offers easy access north and south, including Inverness (52 miles).





- 4 Bedroom Semi-Detached Property
- Off-Street Parking
- Village Location
- Recently Upgraded
- Stunning Views



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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HALLWAY

The hallway serves as the entry point to the property, providing access to the lounge, bedroom 4, and the staircase leading to the first floor.

LOUNGE

10'9" x 16'5"

The spacious lounge features a fireplace as a focal point, fitted carpeting, and a window offering views of the surrounding hills.

KITCHEN/DINING ROOM

21'3" x 12'7"

This large room encompasses both the kitchen and dining areas. The dining space benefits from patio doors leading to the rear garden. The kitchen itself is well-equipped with an abundance of wall and base units, a convenient breakfast bar, and dedicated space for all white goods.

BEDROOM 4 with EN SUITE

11'6" x 8'11"

The ground floor bedroom includes a practical en-suite cloakroom, complete with a white toilet and wash hand basin.



FIRST FLOOR

The first floor, reached via stairs from the hall, comprises three bedrooms and a family bathroom.

BEDROOM 1 with EN SUITE

11'10" x 12'9" (7'9" x 5'0")

The generously sized bedroom provides excellent storage with a double fitted wardrobe and boasts an en-suite bathroom complete with a white three-piece suite.

BEDROOM 2

14'9" x 8'8"

This double bedroom benefits from scenic views of the hills.



BEDROOM 3

12'2" x 9'8" 1"

This double bedroom offers the convenience of a fitted wardrobe and enjoys views of the surrounding hills.



BATHROOM

12'11" x 9'1"

This spacious bathroom is equipped with a white three-piece suite and a generously sized shower enclosure.

GARDEN & DRIVEWAY

The front exterior offers a versatile hard-standing area with chippings, currently accommodating numerous vehicles. This space presents the option to create a garden area in addition to parking. The oil tank and boiler are located to the rear of the property.

LOCATION

Situated in the village of Rogart, the property benefits from local amenities including a shop, post office, pub, restaurant, and primary school. Secondary school students are provided with bus transport to nearby Golspie High School. For a wider range of shopping options, major supermarkets can be found in Tain, approximately 20 miles to the south, with the city of Inverness located 52 miles south.



What3Words Location ///baked.acids.stray



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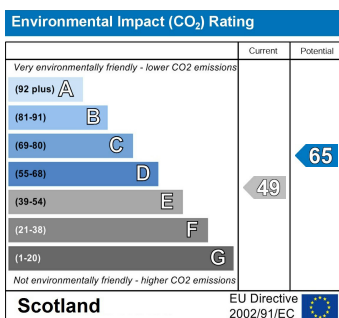
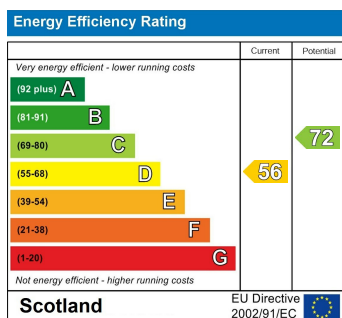
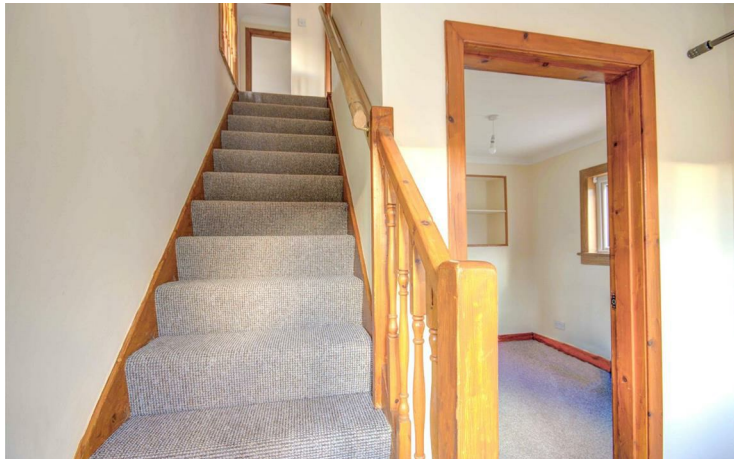


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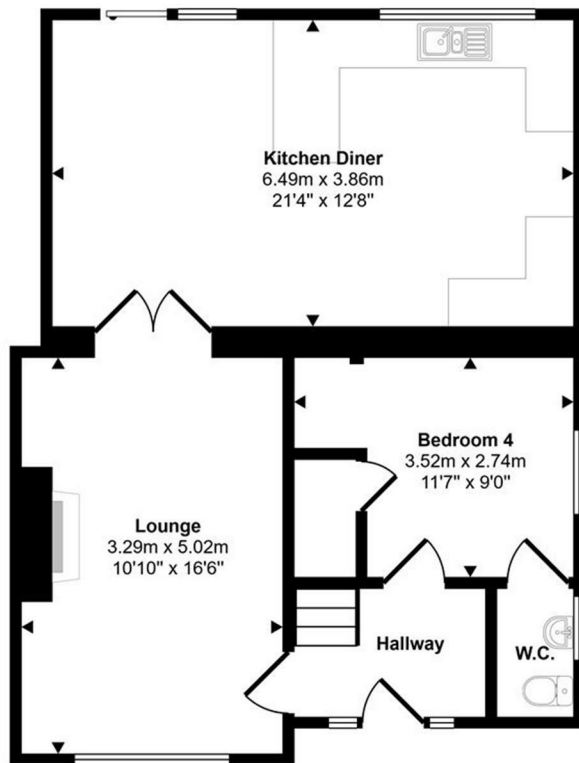
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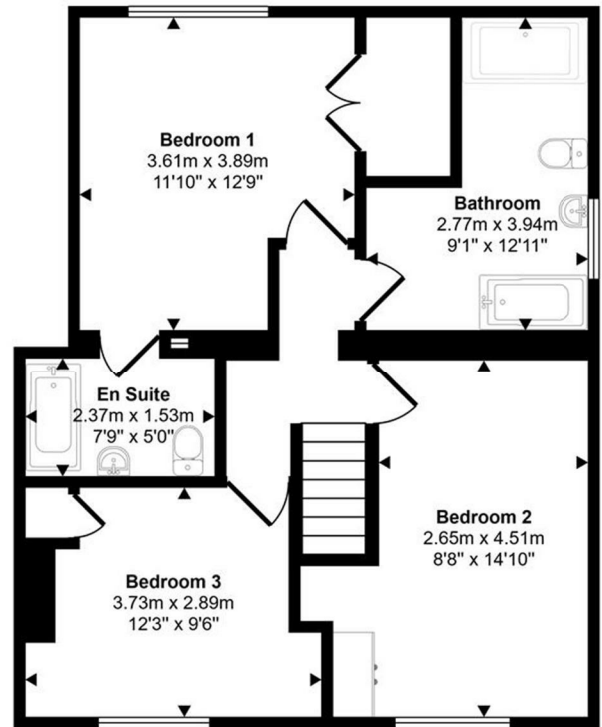
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Approx Gross Internal Area
122 sq m / 1309 sq ft



Ground Floor
Approx 61 sq m / 659 sq ft



First Floor
Approx 60 sq m / 650 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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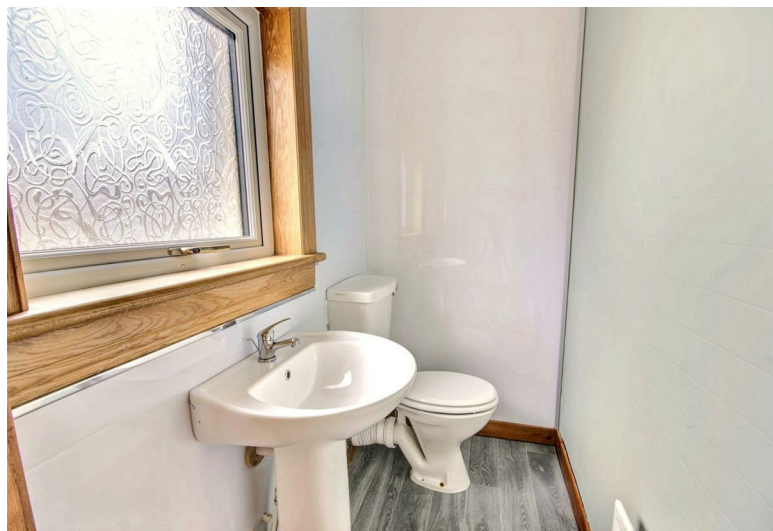
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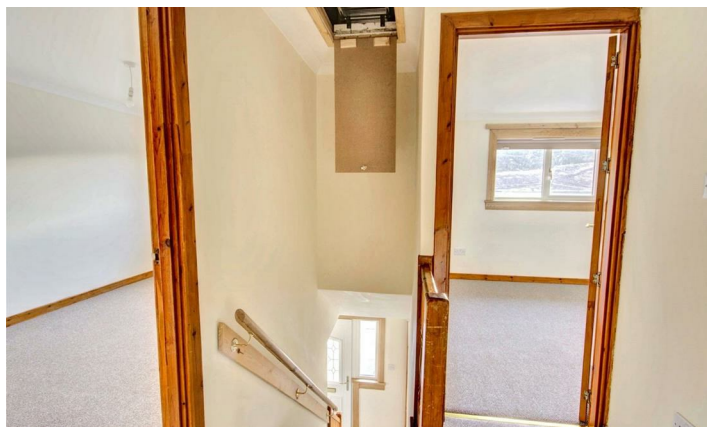


Council Tax
Highland Council
Band B

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 6 Macdonald Place, Rogart,
Sutherland IV28 4TX, please contact Monster
Moves on 01408 525001 or email sales@monster-moves.co.uk



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