

194 Midfield

Lairg, Sutherland, IV27 4YT

Offers Over £285,000

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Moves



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194 Midfield is a traditional 3 bedroom 1.5 story detached cottage with barn, workshop and two fields (total 5.0 acres) that lead down to Midfield bay and the sandy beach. Located on the north coast of Sutherland with stunning views and the opportunity to live on a small holding. The community of Talmine has a local shop, and enhanced facilities are 7 miles south in Tongue.





- 3 Bedroom Detached Cottage
- Set in Large Garden
- Outbuildings
- Approx 5.0 acres croftland down to the Beach
- 360 Degree Views
- Owner Occupied Croft



PRS
Property Redress Scheme



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

A very pleasant place to sit and soak up the views. Space for a table and chairs.

LOUNGE

The lounge has an inset multi fuel burner that sits on top of a late hearth.

KITCHEN

The kitchen has grey wall and base units in a U shape with integrated hob and cooker hood, eye level oven and microwave.

BEDROOM 1 with EN SUITE

On the ground floor is a double bedroom with en suite shower room. comprising white wash basin, w/c and shower enclosure with electric shower.



HALL, STAIRS & LANDING

The hall has access to bedroom 1 and the lounge along with access via the stairs to two further bedrooms and bathroom.

BEDROOM 2

A double bedroom

BEDROOM 3

A double bedroom

BATHROOM



GARDEN & OUTBUILDINGS

The property sits centrally in the garden plot with fence around the boundary. There is a large farm building to the side which presently acts as a stable/shelter and has a first floor used as a workshop. Plot size approx 0.45 acres)

LAND

There are two areas of land belonging to this Owner Occupied croft Site A (approx 3.4 acres) and Site B (approx 0.3 acres) both of which are fenced up to the beach line.



LOCATION

194 Midfield is located on the north coast of Scotland, just off the NC500 Tourist Route. For those looking for the more rural lifestyle in a magnificent location and the opportunity to have a small holding. The local convenience store is in Talmine 1.3 miles south and the two town for larger shopping is Thurso 50 Miles east or Tain 70 miles south. Primary education is provided in Tongue and secondary school is at Farr High School 20 miles east.



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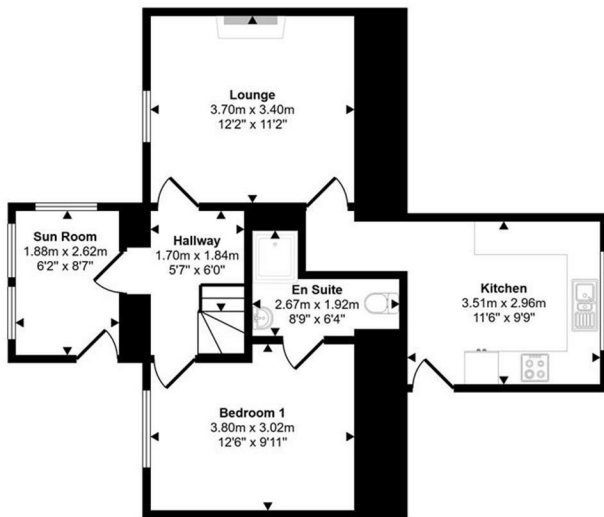
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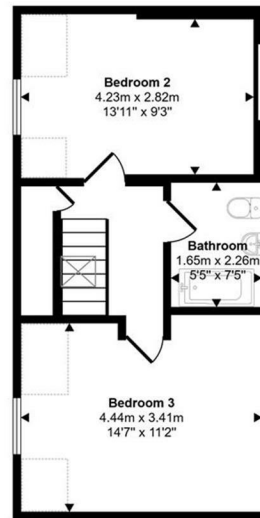
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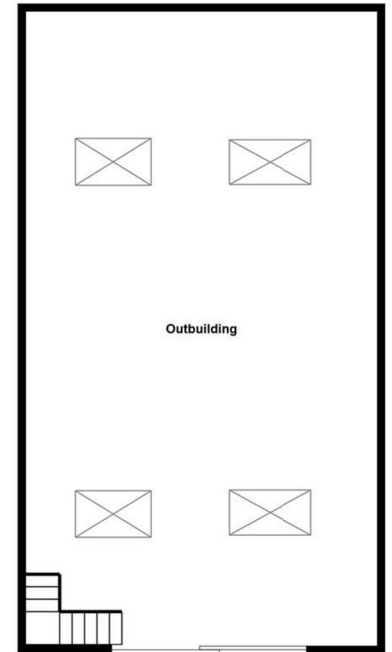
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Ground Floor
Approx 58 sq m / 629 sq ft



First Floor
Approx 40 sq m / 429 sq ft



Outbuilding
Approx 74 sq m / 795 sq ft



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Council Tax

Highland Council Tax Band C

Tenure

Freehold


Entry


By mutual agreement

Viewing

To arrange a viewing of 194 Talmine, Lairg, Sutherland IV27 4YT, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		26	
Scotland		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		23	
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	



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