



45 Blairmore, Rogart, Sutherland, IV28 3XE

Offers over £210,000



This traditional croft house is located in a peaceful rural location in the crofting area of Blairmore and enjoys breath-taking views over the stunning surrounding countryside from its elevated position. The property enjoys nicely proportioned and bright accommodation throughout and heating is by way of ceramic core electric heaters supplemented by two wood burning stoves. The property is double-glazed throughout. Externally, the property sits in generous garden ground to the front, side and rear and enjoys views across croft land to the hills beyond. A driveway leads up to the side of the property allowing parking for several vehicles. This property would make a perfect and idyllic Highland retreat. There is also a croft tenancy (native broadleaved woodland, non-agricultural) which may be available under separate negotiation. Viewing is highly recommended to appreciate the peaceful location of this property.

LOCATION

The property is located in the crofting community of Blairmore, approximately 2.5 miles from the village of Pittentrail.

Rogart has a well-supported Primary School, shop/post office, service garage, hotel and restaurant and a railway station giving direct connections to Inverness and to Thurso and Wick in the North. There is a modern Village Hall, which is well used by local people and organisations. The parish of Rogart is a popular place to live and the Community spirit is strong. Golspie is approximately 11 miles to the north and Dornoch approximately 12 miles to the south both offering a wider range of facilities.



Dornoch is a popular holiday destination for families and golfers and is renowned for its world famous Links Course, ranked amongst the top in the world. The Highland Capital of Inverness is approximately 55 miles to the south and provides all the additional facilities of an expanding city, including airport, modern shopping centre, excellent recreational facilities and a wide selection of restaurants and hotels.

ACCOMMODATION

Entrance through half-glazed door into porch.

Porch

Glazed on three sides, this is a charming and peaceful addition to the property allowing a gorgeous warm setting to while away the day. Walls have been partially lined with wood panelling. Deep display sills. Tiled flooring. Double doors lead through to the hallway.

Hallway

Access is given to living room, kitchen/diner and shower room. An attractive pitch pine open staircase leads up to the first floor landing. Carpet tiles. Electric radiator. Wall mounted electric meter.

Living Room

Nicely proportioned room enjoying front facing window with deep display sill. A feature of this room is wood burning stove, set on a Caithness stone hearth, providing a cosy focal point. Shelled recess. Electric radiator.

Kitchen/Diner

Generous number of wall and base units incorporating a stainless steel sink and drainer with mixer tap. Work surface. Space for free-standing cooker. Carpet floor tiles. Plumbed for washing machine. Wood burning stove set on a Caithness stone hearth provides an attractive focal point. Front facing window with deep display sill.



Shower Room

Comprising WC, wash hand basin and shower cubicle, which has been fully lined with wet wall panelling. Ladder style electric towel radiator. Walls have been partially lined with wet wall panelling. Rear facing window with deep display sill. Extractor fan.

Pitch pine staircase leads up to the first floor landing.

Landing

This Fisherman's landing allows access to two double bedrooms and a large walk-in store cupboard, with shelving and hot water tank. Carpet floor tiles. Front facing Velux window. Part coomb ceiling.

Bedroom 1

Nicely proportioned and bright bedroom enjoying a double aspect. Part coomb ceiling. Carpet floor tiles. Electric radiator.

Bedroom 2

Another bright bedroom enjoying a double aspect. Part coomb ceiling. Electric radiator.

GARDEN

The property sits in approximately half an acre of garden ground which lies to the front, side and rear. A driveway leads up to a parking area to the side of the property.

OUTBUILDINGS

Timber shed. Stone barn.







Porch	3.63m x 1.74m
Hallway	2.93m x 1.94m
Living Room	4.18m x 3.97m
Kitchen/Diner	3.97m x 3.54m
Shower Room	2.54m x 1.93m
Landing	3.23m x 2.36m
Bedroom 1	4.07m x 3.53m
Bedroom 2	4.07m x 3.74m

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerors by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

CROFT

Available under separate purchase negotiation. Offers over £25,000.

2.3 hectare non-agricultural croft tenancy plus common grazing shares. The croft area consists of native mature broadleaved woodland planted in 2003 under Farm Woodland Premium Scheme.

COUNCIL TAX BAND

Band 'A'

EPC BAND

Band 'E'

POST CODE

IV28 3XE

SERVICES

Mains water and electricity. Drainage is to a septic tank.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £ in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

