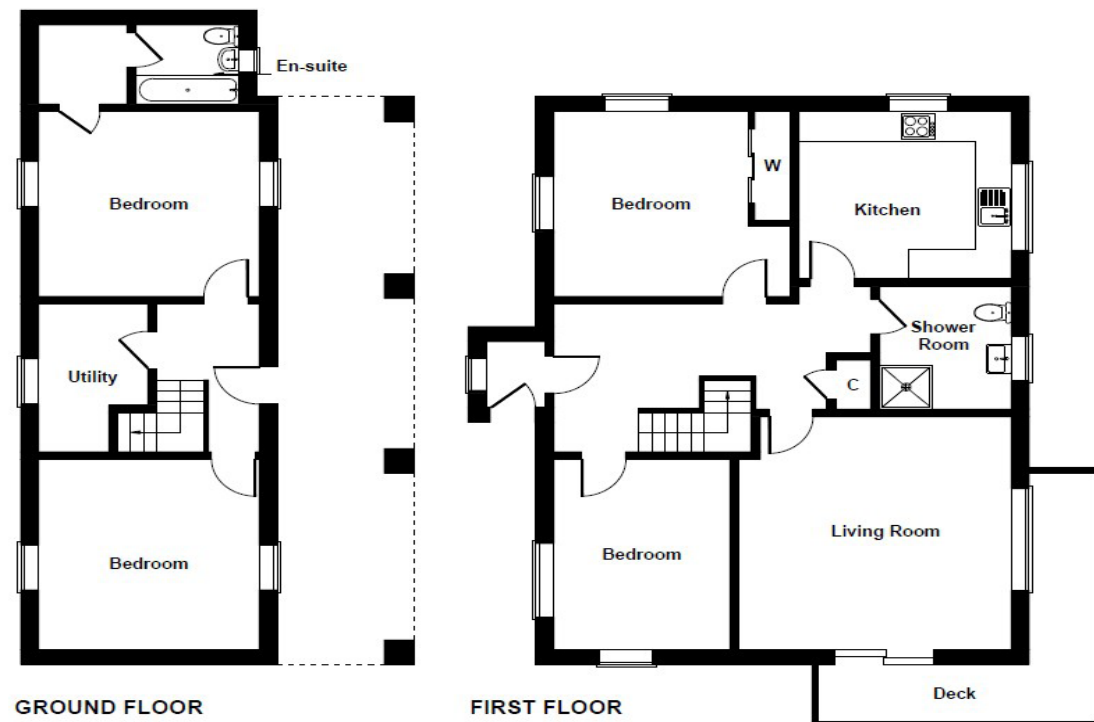




Services

Mains electricity, water and drainage is to a private septic tank.

Extras

All carpets, fitted floor coverings, curtains, blinds and a free standing fridge-freezer.

Heating

LPG Gas.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

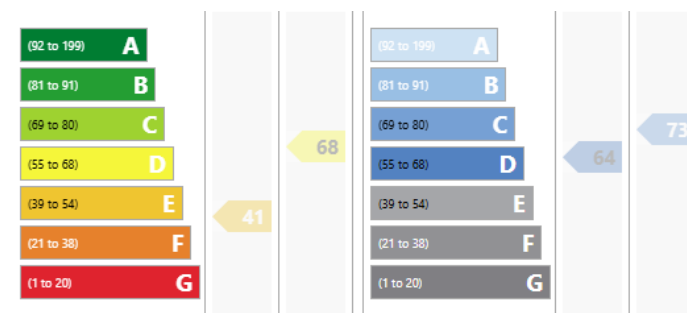
Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Taigh Na Coin Geal, 346 Rhemusaig Rogart, Sutherland IV28 3XE

Located in the peaceful countryside just outside the picturesque village of Rogart, this attractive four bedroom detached home combines rural charm with contemporary comfort.

OFFERS OVER £260,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555



Property Overview



Detached House



4 Bedrooms



1 Reception



2 Bathrooms



LPG Gas



Garden



Outbuildings



Driveway



Kitchen/Diner



Utility Room





Lounge

Property Description

Nestled in peaceful countryside just outside the picturesque village of Rogart, this attractive four bedroomed detached home offers an appealing blend of rural charm and modern comfort. Enjoying far reaching views across the surrounding hills and convenient access to Tain and the renowned North Coast 500, the property is ideally suited to families, retirees, or anyone seeking a tranquil Highland retreat. Viewing is highly recommended to appreciate the generous accommodation and the serenity of its setting. The extensive wraparound garden includes two attached brick stores, a large workshop further up the drive, and an additional shed, all equipped with power and lighting.

The accommodation comprises an entrance porch, an entrance hall, a bright lounge, a kitchen/diner, a utility room, gallery landing, four double bedrooms with double aspect windows, an en-suite bathroom, and a shower room. On the first floor, the porch opens into a welcoming hallway leading to a spacious, lounge with a large picture window, ceiling window, and French doors opening onto a balcony — an ideal spot for al-fresco dining while enjoying the sound of the burn. The well-appointed kitchen/diner features modern grey gloss units, ample worktop space, a Belfast sink, electric cooker, ample space for white goods and dual aspect windows. Included in the sale is a free standing fridge-freezer. Two double bedrooms with fitted wardrobes and a contemporary shower room complete this level. The gallery landing leads to the ground floor, where two further double bedrooms benefit from fitted wardrobe and one of the bedrooms enjoys a modern en-suite bathroom. Comprising of a three piece suite, a bath with electric shower over, a WC and a wash hand basin. A practical utility room with sink, plumbing for a washing machine, and space for a tumble dryer provides excellent additional storage space.

The village of Rogart is a peaceful Highland community, well known for its scenic surroundings, wildlife, and outdoor pursuits including hillwalking and birdwatching. The village benefits from a request stop railway station on the Far North Line, a primary school, local shops, a Co op, and the Pittentrail Inn. Nearby Lairg and Tain offer a wider range of services, supermarkets, schooling, and attractions including Tain Through Time and the Glenmorangie Distillery.



Bedroom One



Bedroom Two



Bedroom Three

- Rooms & Dimensions**
- Entrance Porch
Approx 2.00m x 1.54m
- Landing
- Bedroom One
Approx 3.94m x 3.76m
- Kitchen/Diner
Approx 3.64m x 3.42m
- Shower Room
Approx 2.52m x 2.24m
- Lounge
Approx 4.73m x 4.49m
- Bedroom Four
Approx 3.78m x 2.98m
- Hallway
- Bedroom Two
Approx 3.76m x 3.23m
- Utility Room
Approx 2.61m x 1.86m
- Bedroom Three
Approx 3.72m x 3.26m
- Inner Hall
- Bedroom Three En-Suite Bathroom
Approx 1.99m x 1.24m



Bedroom Three En-Suite Bathroom



Bedroom Four