

Braevaal, Gruids, Lairg, Sutherland IV27 4EF

Offers Over £165,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

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Braevaal is a former croft house on an elevated position offering panoramic views over the surrounding countryside. The property dates back to 1875 and is located in a tranquil and peaceful setting, a couple of miles from the Highland village of Lairg. Accommodation: Entrance Vestibule, Hall, Kitchen/Living/ Dining Room, 3 Bedrooms and Bathroom. The property benefits from double glazing, a multi-fuel stove and photovoltaic panels make it extremely energy efficient. Generous enclosed, south facing garden, ideal for enjoying the far-reaching views.



Gruids is situated on the fringes of Lairg, surrounded by peaceful countryside and with access to local amenities. Just two miles north, the village of Lairg is an ideal central location for exploring the north and west Highlands. Braevaal is located in an excellent area for walking, fishing and golf. Lairg has general grocery shops, a Post Office, a clothing store and a chemist. Primary education is available in the village with secondary education provided at Golspie High School. The River Shin, and Little Loch Shin are ideal for water sports. There is a medical practice and community centre. The Pier Café is a popular restaurant close to the scenic community walk. Lairg has a railway station and Inverness the Highland Capital, is 49 miles to the south, where all major facilities and transport links can be found.



Entrance Vestibule: 1.55m x 1.71m

Bright vestibule entered via a UPVC door with glazed panel. Windows to both sides make this a welcoming entrance. Wooden storm doors with glazed panels open into...

Hall: 1.14m x 2.51m

Providing access to all ground floor accommodation. Practical under-stair cupboard and coat hooks. Electric fuses and meter. Radiator.

Kitchen/Living/Dining Room: 3.74m x 3.85m

Cosy double-aspect room with windows to the front and rear. The front window has working wooden shutters and open views. Woodwarm multi-fuel stove on a Caithness slab with stone surround and wooden mantel. The stove runs the central heating and the hot water. The kitchen (2.03m x 1.81m) has both floor and wall-mounted units with ample worksurfaces, glass splashbacks and a stainless steel sink/drainer. The fridge and Indesit electric cooker are both included.

Bathroom: 2.30m x 1.81m

Bathroom suite comprising WC, wash hand basin and bath with electric Triton shower over. Tiled splashback. Dimplex electric heater and towel radiator. Window to the rear.



Bedroom 1: 3.08m x 3.85m

Practical ground floor bedroom which is currently used as a dining room and could also be used as a family room. Window, with wooden shutters, overlooks the front garden. Large cupboard provides generous storage. Radiator.

Fisherman's Landing: 2.75m x 3.28m

Wooden stairs from the hall lead up to the landing. Space for storage. Coombed cottage ceiling. Velux window to the front.

Bedroom 2: 4.44m x 3.28m

Large bedroom with coombed ceiling and Velux window to front. Radiator.

Bedroom 3: 3.09m x 3.28m

Bright bedroom with Velux window to the front. Two built-in cupboards provide storage and house the hot water cylinder and inverter for the solar panels. Coombed ceiling.



Outbuildings:

Large wooden shed provides generous workspace and has power and plumbed for washing machine. The Beko washing machine, Hotpoint tumble dryer and Electrolux chest freezer are all included. Further wooden shed, with electricity, ideal for outdoor equipment and garden tools. Large wooden log store with adjoining storage shed. To the side of the property is a dog pen and kennel. A metal shed can be found to the front.

External:

Generous enclosed, south facing garden, ideal for enjoying the far-reaching views. The front garden has a large area of lawn with a patio area and picnic table, ideal for enjoying the surrounding views. There are a variety of plants, shrubs and trees throughout the garden. The enclosed rear garden is also mainly grassed interspersed with plants and shrubs. External lighting and tap.

Directions:

From Lairg cross the bridge over the River Shin and turn left to Rosehall. Drive past the turning to Sallachy and after approx. 50 yards turn left to Gruids. Follow this road approx. 200 yards and just after the second house on the left, turn left up a grassed track which leads to Braevaal.

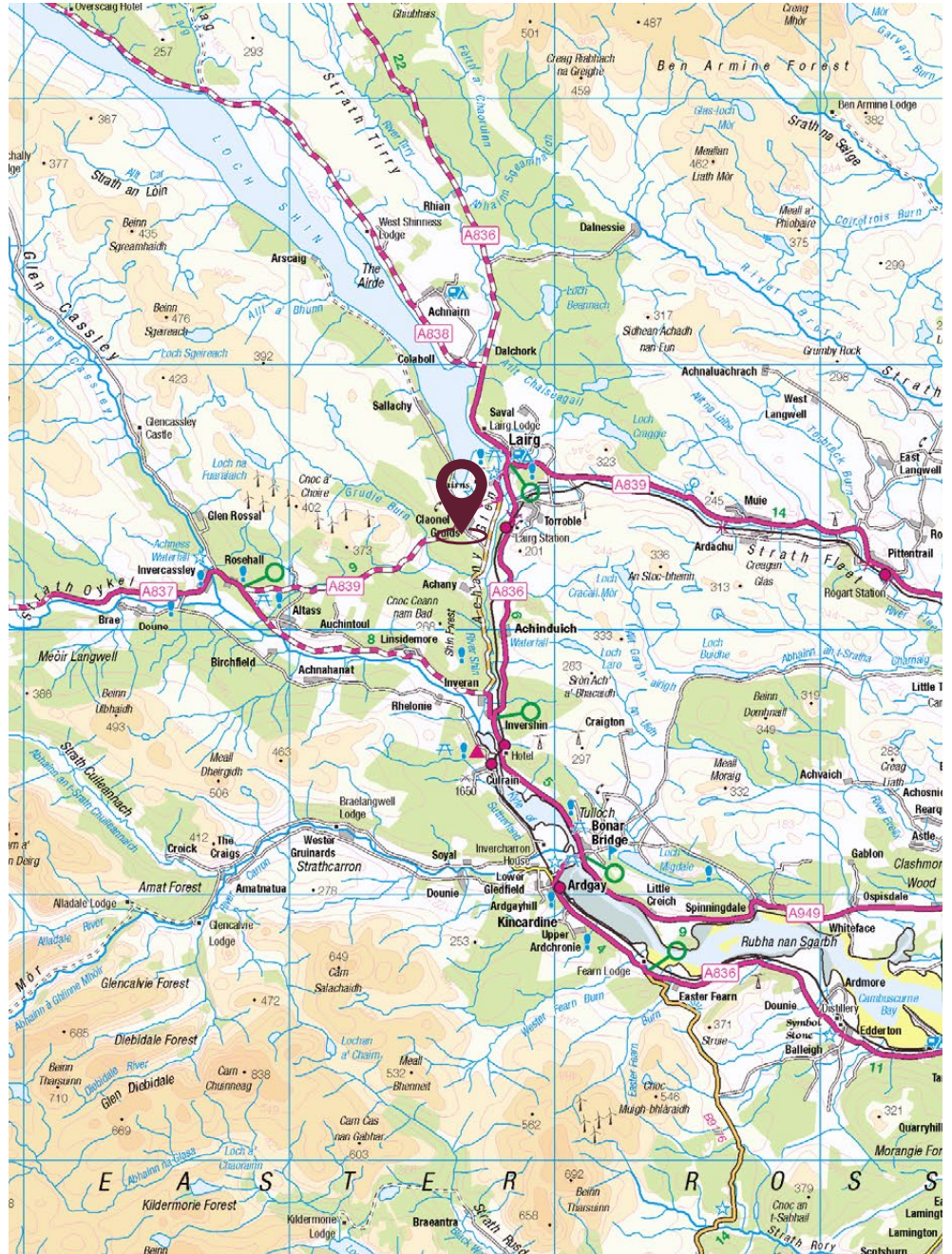
Location:

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Viewing:

Please contact the Selling Agents

EPC Rating: E



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