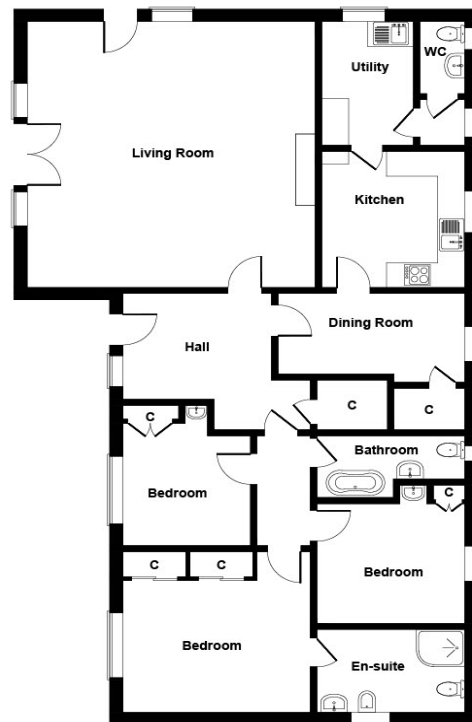


Tigh na Fuaran, Pitfure, Rogart, IV28 3UA



#### Services

Main electricity, water and drainage

#### Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

#### Heating

Oil fired central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

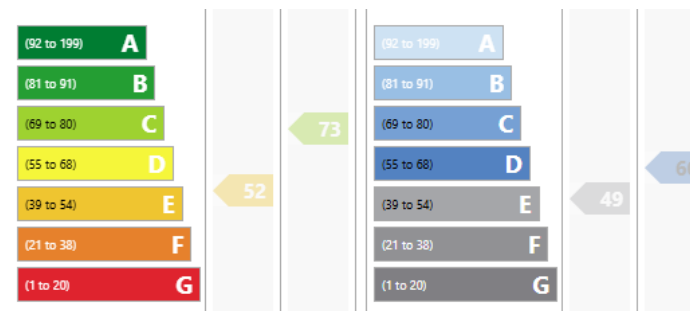
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £310,000  
 A full Home Report is available via Munro & Noble website.



## Tigh Na Fuaran Pitfure, Rogart IV28 3UA

A charming three bedroomed bungalow with spacious garden grounds, a paddock, and private driveway.

**OFFERS OVER £310,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555



#### Property Overview



Detached Bungalow



3 Bedrooms



2 Receptions



2 Bathrooms



Oil



Garden



Outbuildings



Off-Road Parking



Bedroom One



Bedroom One En-Suite Shower Room



Lounge/Dining Room



Property Description

An attractive three bedroomed bungalow set within generous garden grounds and situated in a highly sought-after rural location. This appealing home offers comfortable single-level living, enhanced by a generous outdoor space—perfect for families, garden enthusiasts, or those who enjoy entertaining. You enter the accommodation via a welcoming and spacious hallway, naturally bright thanks to a large window and complete with a useful storage cupboard. From here the lounge and dining room can be accessed, the dining room provides access to the kitchen, utility room and WC. The bright and airy lounge is a standout feature, benefiting from double aspect windows, French doors provide access to the front elevation, and a glass pane door to the side elevation. This all allows the natural light to flow through the room while providing delightful views over the front garden and out toward the hills. A charming coal fire with tiled surround and hearth creates a cosy focal point. From the formal dining room, you are met with the kitchen which is complemented with fitted farmhouse style wall and base units, a free standing electric cooker with extractor hood over, a window overlooking the rear garden and a stainless-steel double sink with mixer tap and drainer. A separate utility room provides additional storage, a stainless-steel sink, plumbing a washing machine, and its own window for natural light. A further hallway gives access to three double bedrooms and the family bathroom which is well presented and comprises a WC, a pedestal wash hand basin, a bath with electric shower over, tiled surround, and a heated towel rail. All bedrooms boast fitted wardrobes and two have wash hand basins for added convenience. The principal bedroom benefits from an en-suite shower room, complete with enclosed shower cubicle with power shower, a WC, a bidet, a wash hand basin within a vanity unit, and a heated towel rail. Externally, the property offers a gated private driveway to the front, providing off-road parking for numerous vehicles. The standout garden is generous and versatile, featuring a charming pond that creates a peaceful and picturesque setting—ideal for relaxing or entertaining, with ample scope for further landscaping. Further to this there are three outbuildings along with a large paddock. This delightful bungalow effortlessly combines comfort, practicality, and outdoor charm, making it an excellent choice for a wide range of buyers. Pitfure is a peaceful rural settlement within the parish of Rogart in the Sutherland Highlands, set just off the iconic NC500 and along the scenic A839 between Rogart and Lairg. Only six miles inland from the A9, Rogart (Pittentrail) offers a welcoming village centre featuring a historic 1868 railway station on the Far North Line, a traditional pub, local shops, and the Rogart Heritage Society hub. Surrounded by rolling hills and open moorland, the area is ideal for hillwalking, birdwatching, and enjoying spectacular Highland views. Rogart lies approximately 11 miles from Lairg—known as the “Crossroads of the North”—and around 19 miles from the Royal Burgh of Tain, which provides a wide range of amenities including supermarkets, independent shops, hotels, a medical practice, the renowned Glenmorangie Distillery, and the modern Tain 3–18 Campus offering comprehensive education for all ages. Together, Pitfure and Rogart present a tranquil yet well connected base for exploring this beautiful corner of the Scottish Highlands.

Bedroom Two



Bathroom



Kitchen



Rooms & Dimensions

- Entrance Hall
- Lounge  
Approx 6.44m x 34.81m
- Dining Room  
Approx 4.16m x 3.39m
- Kitchen  
Approx 3.26m x 3.26m
- Utility Room  
Approx 3.00m x 2.21m
- Rear Vestibule  
Approx 1.17m x 1.08m
- WC  
Approx 1.69m x 1.09m
- Inner Hall
- Bathroom  
Approx 3.29m x 1.99m
- Bedroom Two  
Approx 4.09m x 2.98m
- Bedroom Three  
Approx 3.30m x 3.27m
- Bedroom One  
Approx 4.19m x 4.19m
- Bedroom One En-Suite Shower Room  
Approx 3.30m x 1.89m

Dining Room



Utility Room

