

4 Church Hill Road, Lairg, Sutherland IV27 4BL

Offers Over £135,000





Rare opportunity to purchase a semi-detached bungalow situated in the pretty village of Lairg. Accommodation: Entrance Porch, Hall, Living Room. Dining Room, Sun Room, Kitchen/Diner, 2 Bedrooms and Bathroom. Electric storage heating and double glazing. good sized rooms and excellent storage. Detached garage and off-street driveway parking. Enclosed garden in a quiet cul-de-sac within walking distance of all the local amenities. Located in Lairg, near to Loch Shin, this property has recently benefitted from a new roof and would be a great first home or retirement property. Whitegoods, bed frames, wardrobes, living room suite and conservatory suite are all included. Viewing is highly recommended.



Lairg is an ideal central location for exploring the north and west Highlands. It is a good area for walking, fishing and golf. There are general grocery shops, a Post Office and a chemist. Primary education is available in the village and secondary education is provided at Golspie High School. 4 Church Hill Road is located minutes from the River Shin, ideal for water sports. There is a medical practice and community centre. The popular Pier Café is a short stroll away beyond 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 Porch: 1.90m x 1.45m

One enters the property through a glazed Upvc door into a bright porch. Glazed on three sides with a glazed door to the...

Hall:

Access hatch with Ramsay ladder to the attic. Coat hooks. Dimplex Quantum heater.

Kitchen/Diner: 4.82m x 2.57m

Spacious room with wooden wall and floor units providing ample storage and work surfaces. Feature glass-fronted display cupboards and tiled splashbacks. Breakfast bar table with seating for four. Generous shelved larder cupboard also stores the fuses and electric meter. Integral dishwasher and electric hob with extractor hood over. Dimplex heater.

Living Room: 4.30m x 3.76m

Well proportioned room with picture window overlooking the rear garden and views to Little Loch Shin. Feature electric fireplace. Twin alcoves with cupboard storage below. Two radiators. Open archway through to the dining room.

Dining Room: 2.96m x 2.04m

Currently set up as a dining room but could be an ideal craft room, home office or playroom. Dimplex Quantum heater. Tinted patio doors open to the sun room.

Sun Room: 4.00m x 2.43m

Bright room, glazed on three sides with glazed Upvc door opening to the rear garden. Views over the garden to Little Loch Shin.

Utility Room: 2.56m x 1.66m

Practical room with window to the front. Floor and wall mounted cupboards and fitted shelving provide good storage. Indesit fridge, freezer and Sensor Dry tumble drier are included.

Bedroom 1: 3.72m x 3.25m

Quietly situated to the rear of the property with views over the garden. Dimplex panel heater.





Bedroom 2: 4.31m x 2.60m

Large bedroom with window overlooking the front garden. Dimplex panel heater.

Bathroom: 2.75m (to shower) x 2.17m

WC, wash hand basin, bath and shower cubicle with electric Mira Advance shower. Tiled walls. New Velux window to the rear. Vent-Axia extractor fan and Dimplex fan heater.

Garage:

Detached block built garage with up-and-over door and windows to the rear. Power, light and concrete floor.

Externally:

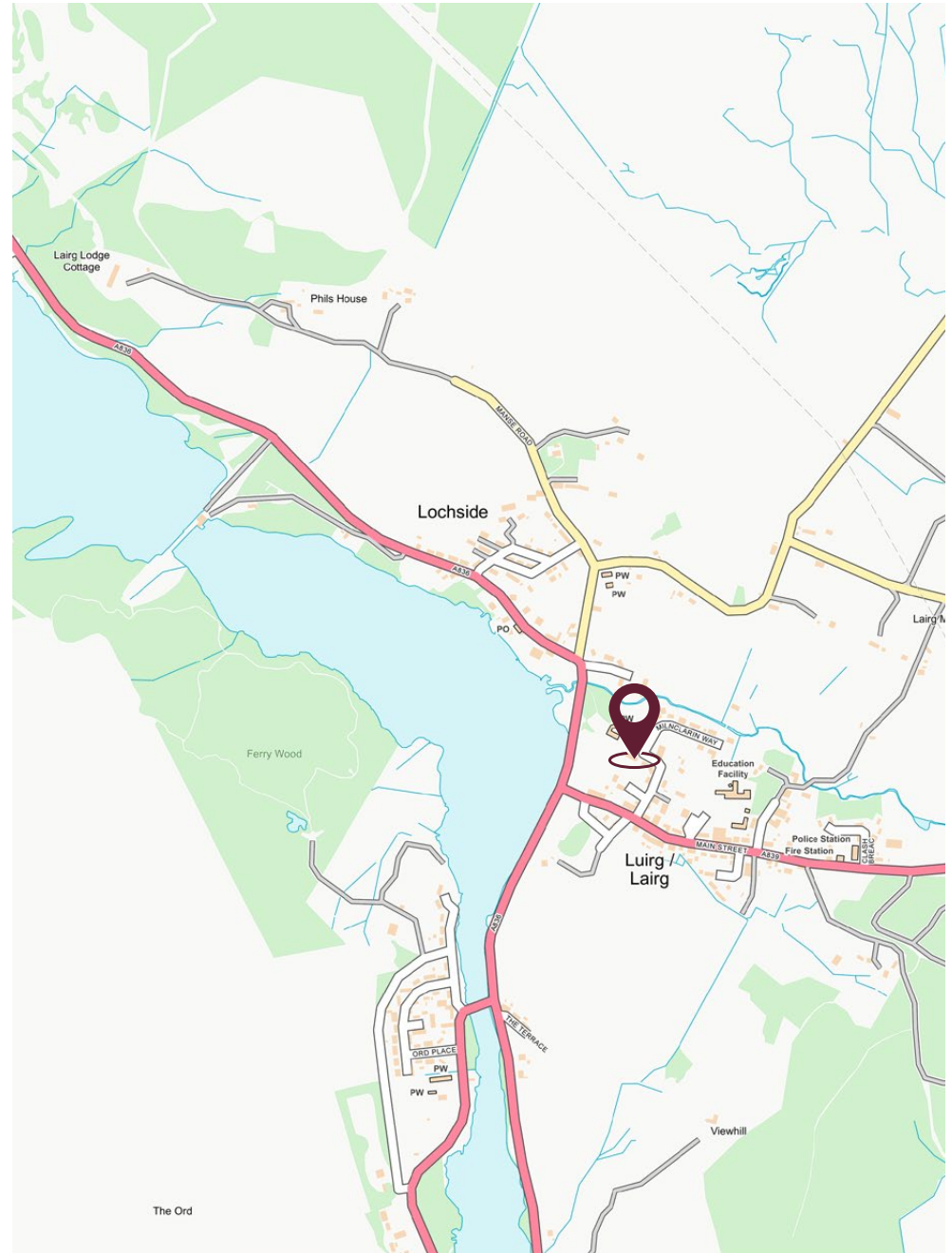
The property has an enclosed front garden which is mainly laid to gravel with flower borders. A gated driveway provides off-street parking. A gated paved pathway leads round to the rear garden. The rear is mainly laid to grass with an area of planting. A sheltered paved patio is ideal for outdoor socialising. Wooden shed and whirligig. External tap and lighting.

Location:

<https://w3w.co/tint.version.beamed>

Viewing:

Please contact the Selling Agents.

EPC Rating: E

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



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