

# 39 Lonemore Strath

Gairloch, IV21 2DA

**Offers Over £350,000**







## Overview

- Spacious detached villa
- Stunning location with fabulous views
- Flexible accommodation with up to five bedrooms
- Easily maintained gardens, single detached garage
- Energy efficient home
- EPC band C



## Description

39 Lonemore is a spacious detached villa on the edge of the village of Gairloch with stunning views towards the Torridon Mountains and Skye. This property has extremely flexible accommodation throughout, making it ideal for growing families. The ground floor consists of a spacious lounge/diner with dual aspect windows making the most of the views, and a feature multi-fuel stove. The formal dining room is currently in use as a 4th bedroom. The well proportioned kitchen with breakfasting area has been fitted with a wide range of base and wall units, integrated gas hob, electric oven and extractor hood. There is a separate utility room, a convenient store room, and access to the single garage. There is a further double bedroom and the modern family bathroom completes this floor. On the upper floor are two further double bedrooms, a study/fifth bedroom, and a modern shower room. The property benefits from double glazing, solar panels and electric air source heating system making this an energy efficient home. A gravel driveway leads to the property with ample parking for several cars. The enclosed garden grounds surround the property and are mainly laid to lawn. 39 Lonemore would suit a wide range of potential purchasers including families and those seeking a change of lifestyle.





## Room Dimensions

Lounge	(25' 0" x 14' 3") or (7.62m x 4.34m)
Kitchen	(15' 2" x 12' 8") or (4.62m x 3.87m)
Store	(5' 4" x 5' 3") or (1.63m x 1.61m)
Bedroom 4 (downstairs)	(12' 8" x 12' 6") or (3.85m x 3.80m)
Bedroom 3 (downstairs)	(12' 1" x 11' 5") or (3.68m x 3.49m)
Bathroom	(7' 3" x 8' 10") or (2.21m x 2.68m)
Bedroom 1	(13' 1" x 12' 7") or (3.98m x 3.83m)
Bedroom 5/office	(11' 0" x 6' 2") or (3.35m x 1.88m)
Bedroom 2	(13' 0" x 12' 4") or (3.96m x 3.77m)
Shower Room	(6' 1" x 5' 8") or (1.86m x 1.73m)





#### Extras

Fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances include the gas hob, electric oven and extractor.

#### Services

Electricity, water and drainage. Telephone and fibre broadband.

#### Council tax

Band F

#### Tenure

Freehold

#### Floor Area

166m<sup>2</sup>

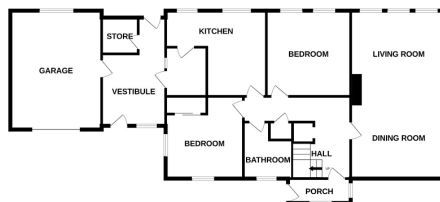
#### Viewing

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

#### Entry

By mutual agreement

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

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