

HAWTHORN COTTAGE, MAIN STREET, LAIRG, SUTHERLAND

NEW REDUCED PRICE £20,000.00 UNDER VALUATION



ENTRANCE PORCH, LIVING ROOM, SITTING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, WET ROOM, SHOWER ROOM.

This charming stone built cottage is conveniently located in a pleasant residential location within easy walking distance to all local amenities. Built circa 1900, Hawthorn Cottage provides bright, spacious family accommodation with excellent storage facilities laid over two floors comprising on the ground floor sitting room, living room, kitchen and wet room with two double bedrooms and large shower room on the first floor. The property benefits from electric central heating and PV solar panels. The open fires have not been used in a number of years and the chimneys would need to be checked over before being used. Externally the main garden lies to the front of the property and is laid to lawn for easy maintenance. There is a paved patio area and also off street parking is provided to the front of the property.

OFFERS IN THE REGION OF £165,000.00



LOCATION

Lying at the head of Loch Shin some 50 miles north of Inverness, Lairg is very central to everything the Northern Highlands has to offer and from here the roads lead to the east, north and west coasts. Lairg also benefits from a railway station for the Inverness to Thurso line. In the surrounding area a number of leisure pursuits including golf, fishing and hill walking are available. Facilities in the village include general grocery shops, doctors, pharmacy, hotel, restaurant, and post office. Primary school education is available in the village whilst secondary pupils are transported daily to Golspie High School.

ACCOMMODATION

Entrance through double UPVC doors leads into the entrance porch

ENTRANCE PORCH

2.10m x 0.96m (6'10" x 3'1")

Glazed on three sides. Exposed stone wall. Wood lined ceiling. Wall lights. Double doors lead into hall.

HALL

Access is given to living room, sitting room and wet room. Carpeted stairs lead up to the first floor. Carpet. Laminate wood flooring. Radiator.

WET ROOM

3.56m x 1.78m (11'8" x 6'5")

Generous sized room comprising WC, wall hung wash hand basin and electric shower unit. Shower curtain and half screen. Non-slip flooring. Rear facing window with deep sill fitted with roller blind. Extractor fan. Two fitted wall mirrors. Ceiling mounted pulley. Radiator.

LIVING ROOM

4.17m x 3.79m (13'8" x 12'5")

This delightful room enjoys a double aspect with original wood panelling and fitted vertical blinds. The open fire with wood surround provides an attractive focal point, but would need checked over before being used again. Two radiators. Shelved recess with cupboard under. Wood flooring. Wall and ceiling lights.

SITTING ROOM

4.14m x 3.05m (13'7" x 10')

Another nicely proportioned room enjoying a front facing window fitted with vertical blinds and curtains. A feature of this room is the cast iron fireplace with decorative tiled surround with electric, remote control, log effect fire over. Wood flooring. Door into storage cupboard. Radiator. Open through to:

KITCHEN

4.64m x 3.44m (15'3" x 11'3")

Comprising a generous number of wall and base units including wall mounted glass display units. 1.5 stainless steel sink and drainer with mixer tap. 5 ring LPG gas hob. Chimney cooker hood extractor. Work surface with tiled splash-back. Plumbed for washing machine and dishwasher. Hatch to loft. Ceiling lights. Wall mounted electric consumer unit. Laminate wood flooring. Radiator. Door leads through to an inner lean to.

From the front hall, a carpeted stairs leads up to the landing

LANDING

Bright landing with front facing Velux. Two double storage cupboards with shelving. Radiator. Hatch to loft. Ceiling light. Carpet. Access is given to two double bedrooms and shower room.

BEDROOM 1

3.52m x 3.37m (11'5" x 11')

Nicely proportioned and bright room enjoying a front facing window. Two double wardrobes with hanging rail and shelving. Fitted wall shelving. Radiator.

BEDROOM 2

4.12m x 3.47m (13'6" x 11'4")

A feature of this room is the open fireplace with decorative surround and cast iron inset, which has not been in use for a number of years. Front facing window. Carpet. Curtains. Radiator.

SHOWER ROOM

3.25m x 1.91m (10'8" x 6'3")

Comprising WC, wash hand basin and walk-in shower cubicle with fitted mains shower unit. Non-slip flooring. Rear facing Velux. Heated towel rail. Airing cupboard housing the hot water tank with slatted shelf above. Extractor fan. Radiator.

GARDEN

The fully enclosed front garden is bound by a stone wall and is laid to lawn with specimen trees, shrubs, bushes and flower beds providing plenty of colour throughout the Spring and Summer months. Attached to the rear of the property is an extended timber shed arrangement with further partitions.

COUNCIL TAX BAND

Band 'D'

EPC BAND

Band 'E'

POST CODE

IV27 4DB

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers in the region of £165,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

