



**6 MacDonald Place, ROGART, IV28 3TX**

**Offers Over £145,000**

**REF: 60866**







This deceptively spacious, four-bedroom, semi-detached villa sits in a generous plot in the village of Rogart, on the North Coast 500 route. In need of modernisation, the property benefits from stunning views, oil-fired central heating and off-street parking. With well-proportioned rooms and ample storage, this property represents a very comfortable family home and would suit those looking for a quiet, semi-rural location in the heart of Sutherland. Viewing is recommended to fully appreciate the accommodation on offer and peaceful location.

The accommodation consists of: an entrance hallway with stairway leading to the upper floor; a bright lounge benefitting from stunning views across the open countryside, log burner set in a wooden surround providing a welcoming focal point and French doors to the kitchen/diner; generous kitchen/diner with a good selection of base and wall mounted units, complementary worktop, tiling to splashback, extractor fan, space for cooker, washing machine, fridge and freezer, ample room for dining and patio doors giving access to the rear garden; bedroom 4 with fitted storage and fully tiled en-suite comprising a wash hand basin and WC. On the upper floor: landing with access to the attic; master bedroom with walk-in wardrobe and en-suite facilities comprising a wash hand basin, WC and bath with electric powered shower over; two further double bedrooms, both with fitted storage and stunning views towards the open countryside; family bathroom comprising a large, walk-in electric powered shower, bath with mixer tap and shower head, wash hand basin and WC.

The garden to the front of the property is of generous size, mainly laid to gravel for easy maintenance and provides ample off-street parking for several cars. The rear garden is also laid to gravel and benefits from a raised decking area providing an ideal venue for alfresco dining and entertaining.

Nearest facilities to the property can be found in the village of Rogart which include a shop, Post Office and Hotel. Golspie, Dornoch and Tain are all within easy reach and offer additional facilities including supermarkets, Post Office, bank, hotels and restaurants, Championship golf course, beach and a good selection of retail outlets. Education is provided at Rogart Primary School or Golspie High School and bus transportation is provided to both.

Inverness is the main business and commercial centre of the Highlands is approximately 40 miles away and offers extensive shopping leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Entrance Hallway</b>	<b>2.39m x 1.65m (7'9 x 5'5)</b>	<b>Bedroom 2</b>	<b>4.56m x 2.66m (15'0 x 8'9)</b>
<b>Kitchen/Dining</b>	<b>6.44m x 3.86m (21'2 x 12'8)</b>	<b>En-suite</b>	<b>2.39m x 1.49m (7'9 x 4'11)</b>
<b>Lounge</b>	<b>5.02m x 3.20m (16'6 x 10'6)</b>	<b>Bedroom 3</b>	<b>3.81m x 2.94m (12'6 x 9'8)</b>
<b>Master Bedroom</b>	<b>4.13m x 3.58m (13'6 x 11'9)</b>	<b>Bedroom 4</b>	<b>2.75m x 2.63m (9'0 x 8'8)</b>
<b>En-suite</b>	<b>1.72m x 1.04m (5'8 x 3'5)</b>	<b>Bathroom</b>	<b>3.92m x 2.78m (12'9 x 9'0)</b>





### General

All floor coverings, light fittings, curtains, blinds and extractor fan are included in the asking price.

### Services

Mains electricity, water and drainage. Oil tank.

### Council Tax

Council Tax Band B

### EPC Rating

E

### Post Code

IV28 3TX

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

TS/EB/RAE74/2

### Price

Offers Over £145,000

### Directions

Follow the A9 North towards Dornoch. Pass the turn off to Dornoch and keep on the A9 until you come to the Mound then take the turning to the left marked Lairg and Rogart. Keep on this road until you come to the village of Pittentrail. Continue through the village, passing the petrol station on your right hand side and the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

