

**TORBEA, GRUIDS,  
LAIRG, SUTHERLAND**



**VESTIBULE, ENTRANCE HALL, LOUNGE, TWO CONSERVATORIES,  
KITCHEN/DINER/FAMILY ROOM, UTILITY ROOM, CLOAKROOM,  
FOUR BEDROOMS (MASTER WITH EN-SUITE SHOWER ROOM &  
DRESSING ROOM), TWO SHOWER ROOMS. INTEGRAL GARAGE.**

Torbea is set in a pleasant rural location and enjoys superb panoramic views across the surrounding countryside and hills beyond and will appeal to those seeking a family home in a rural environment. This 3-4 bedroom detached bungalow was built in 2007 with further extensions added at a later date. Torbea, which benefits from oil fired central heating and full double glazing, offers bright and spacious accommodation throughout with many pleasing features including two reception rooms with log burning stoves, two spacious conservatories, excellent storage and an integral garage. Externally, the property is set in a low maintenance garden and is fully enclosed. A driveway leads up to the property and provides ample parking for several vehicles. Only by viewing can this property and its excellent location and superb views be truly appreciated.

**OFFERS OVER £295,000.00**



## LOCATION

Torbea is situated on the Lairg to Rosehall road. Lairg is very central to everything the Northern Highlands has to offer and from here 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, restaurant, Medical Practice, Pharmacy and Post Office. Primary school education is available in the village whilst Secondary pupils are transported daily to Golspie High School.

## DIRECTIONS

From Lairg follow the road signs towards Rosehall, along the A839 Lairg to Rosehall road. Go past the sign for Sallachy and turn left at the next junction on the left signposted Gruids. Torbea is the first house on the left hand side.

## ACCOMMODATION

Entrance through glazed front door with side window into:

## ENTRANCE VESTIBULE

**1.98m x 1.36m (6'6" x 4'7")**

Carpet. Ceiling light. Dado rail. Glazed 15-pane door into entrance hall.

## ENTRANCE HALL

Access is given to all the main living accommodation. Double sliding doors lead into a walk-in storage cupboard with fitted coat hooks, shelving and wall mounted electric meters and fuse box. Door into airing cupboard with slatted shelf housing the hot water tank. Two radiators. Three ceiling lights. Carpet. Hatch to loft.

## KITCHEN/DINING/FAMILY ROOM

**4.63m x 3.59m (15'2" x 11'9")**

**4.13m x 3.01m (13'6" x 9'10")**

This spacious room is fitted with a generous range of pine wall and base units incorporating a fitted corner electric hob and oven with a chimney style extractor above. 1.5 stainless steel sink with drainer and mixer tap. Solid wood work surface. Tiled splash-back. Concealed lighting. Plumbed for dishwasher. Front facing window with fitted blinds commanding spectacular open views over the countryside to the hills beyond. Ceiling light. Vinyl tiled flooring. The dining/family area has a fitted shelved cupboard with louver doors. Radiator. Window looking into Conservatory. Vinyl tiled flooring. 15-pane door through to:

## UTILITY ROOM

**5.66m x 1.68m (18'5" x 5'6")**

Featuring a Belfast sink set in a solid wood work surface with tiled splash-back. Plumbed for washing machine. Space for fridge. Vinyl tiled flooring. Dado rail. Two ceiling lights. Wall and base units. Radiator. Glazed door out to the rear of the property.

## CLOAKROOM

**2.13m x 0.97m (7'1" x 3'2")**

Comprising WC and wash hand basin. Vinyl tiled flooring. Fitted towel rail. Radiator. Front facing opaque window.

## LOUNGE

**4.99m x 4.96m (16'4" x 16'3")**

Spacious and bright room with sliding French doors which lead through to an attractive Conservatory. There is a log burning stove set on a Caithness hearth which provides an attractive focal point. Fitted wall shelving. Wall and ceiling lights. Two radiators. Carpet. TV point. Coving.

## CONSERVATORY

**3.95m x 3.23m (12'11" x 10'7")**

Glazed on three sides with deep display sills, this attractive addition is well positioned to take full advantage of the superb panoramic views across the surrounding countryside. Fitted blinds on windows and roof. Carpet. Wall lights. Sliding glazed door leads out to the front of the property.

## BEDROOM/STUDY

**3.76m x 3.32m (12'4" x 10'11")**

Nicely proportioned room with 15-pane glass door leading through to a second spacious Conservatory. Built-in cupboard with double sliding doors, shelving and hanging rail. Carpet. Radiator. Ceiling light.

## CONSERVATORY

**6.62m x 3.71m (21'7" x 12'2")**

Glazed on two sides with deep display sills and glass roof, this is another charming and peaceful addition to Torbea. Window through to Bedroom 2 and kitchen. Two radiators. Fitted wall lights. Carpet. Sliding patio door leads out to the side of the property.

## SHOWER ROOM

**3m x 2.14m (9'10" x 7")**

Fitted four-piece white bathroom suite comprising WC, bidet, wash hand basin and large shower cubicle, which has been fully lined with wet wall panelling. Heated ladder style towel rail. Extractor fan. Carpet. Tiles. Side facing window.

## BEDROOM 2

**3.36 x 3.36m (11' x 11')**

Window looking through to the Conservatory. Fitted wardrobe with hanging rail, shelving and double sliding doors. Radiator. Carpet. Fitted blinds. Curtains. Ceiling light.

## MASTER BEDROOM

**4.43m x 3.86m (14'6" x 12'8")**

Well proportioned and bright room enjoying open views from its double aspect. Feature ceiling light. Radiator. Carpet. Door into shelved storage cupboard and further doors lead into En-suite shower room and walk-in dressing room.

## DRESSING ROOM

**3.35m x 1.49m (11'1" x 4'10")**

Walk-in dressing room fitted with deep wall shelving and hanging rails. Rear facing window. Ceiling light. Carpet.

## EN-SUITE SHOWER ROOM

**2.30m x 1.56m (7'5" x 5'1")**

Comprising WC, wash hand basin and shower enclosure, fitted with a mains shower unit and lined with wet wall panelling. Walls are partially lined with wood panelling to dado height. Recessed spot lights. Extractor fan. Side facing window. Radiator.

From the entrance hall, there is a door that leads through to further living accommodation.

## INNER HALL

**2.03m x 1.99m (6'8" x 6'6")**

Rear facing window. Two ceiling lights. Carpet tiles. Access to bedroom/study, shower room and lounge.

## BEDROOM/STUDY

**3.01m x 2.40m (9'10" x 7'10")**

Nicely proportioned room. Carpet. Ceiling light. Open through to Sitting room and Shower room.

## BEDROOM

**5.93m x 5.75m (19'5" x 18'10")**

This delightful and extremely spacious bright room with sliding French doors leading out to the front of the property affords superb open views across the surrounding countryside. Log burning stove set on Caithness slab provides an attractive focal point. Side facing window. Ceiling light. Carpet tiles. TV point. Radiator.

## SHOWER ROOM

**3.81m x 2m (12'6" x 6'7")**

Comprising WC, wash hand basin and walk-in shower fully lined with wet wall panelling and fitted with an electric Mira shower unit. Fitted shower seat and hand rail. Hatch to loft. Fitted coat hooks. Extractor fan. Ceiling light.

## INTEGRAL GARAGE/WORKSHOP

**7.90m x 4.03m (25'11" x 13'3")**

Side facing window. Power and light. Fitted wall units. Work bench. Radiators. Central heating boiler.

## GARDEN

A driveway leads up to a gravelled parking area to the front of the property and allows parking for several vehicles. The garden is fully enclosed and has been laid to lawn with flower beds and mature trees and bushes.

## INCLUDED

All carpets and blinds.

## COUNCIL TAX BAND

Band 'E'

## EPC BAND

Band 'D'

## POST CODE

IV27 4EF

## SERVICES

Mains water and electricity. Drainage is to a septic tank.

## VIEWING

Contact the selling agents

## ENTRY

By Arrangement

## PRICE

Offers over £295,000.00 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.*

