

LEDAIG, ALTASS, LAIRG, SUTHERLAND, IV27 4EU



OPEN-PLAN LIVING, KITCHEN & DINING AREA, SUN ROOM, MASTER BEDROOM (WITH EN-SUITE BATHROOM & DRESSING ROOM) SHOWER ROOM, UTILITY ROOM, BATHROOM WITH JACK AND JILL ARRANGEMENT DOORS, WC, GALLERY AREA, TWO FURTHER BEDROOMS. THREE STORE ROOMS. INTEGRAL GARAGE

This delightful and elegantly proportioned detached villa sits in half an acre of beautifully landscaped garden grounds and enjoys a peaceful, south facing, location set in the small rural community of Altass and commands stunning panoramic views over countryside to the hills beyond. Built to a very high standard with great attention to detail, the property offers many fine features such as hardwood oak flooring in many of the rooms and the beautiful bespoke hand crafted oak wood staircase. Beautifully presented, the accommodation is set over two floors with the principal accommodation set on the ground floor comprising open-plan living and dining area, kitchen, sun room, En-suite master bedroom, shower room and utility room with two further bedrooms, family bathroom, WC, gallery and 3 store rooms located on the first floor. Heating is by way of a ground source heat pump to underfloor heating, supplemented by electric infrared panel heaters at first floor and wood burning stove to the living room. Hot water is provided from the hot water cylinder served from the heat pump system and solar panels to the roof area. Externally the gardens are easily maintained with a gravelled driveway providing parking for several vehicles and a large integral garage. No expense has been spared by the sellers in creating this stunning property and only by viewing Ledaig can you fully appreciate this splendid property and its rural location with far reaching views.

OFFERS OVER £400,000.00



LOCATION

Ledaig is located in the small rural community of Altass on the north side of Strath Oykel. The property sits amidst some of the finest scenery in the Highlands benefitting from direct views to the Kyle and hills beyond. Altass is a peaceful crofting area perfect for undertaking an extensive range of outdoor pursuits including hillwalking, mountain biking, fishing, shooting and stalking. This wonderful area is also rich in wildlife, birds, history and archaeology.

Lairg is approximately 10 miles away and offers local shopping, restaurant, health care and education. Lairg also has a mainline railway station with regular daily services to Inverness and Wick. The ancient town of Dornoch with its beautiful beaches is within easy reach as are the towns of Tain, Alness, Invergordon and Dingwall. Rosehall primary school and village hall is a short distance from the property and secondary schools are in Dornoch and Golspie. Inverness is approximately 50 miles to the south and can be reached in around an hour by car and provides all the services of a major centre.

DIRECTIONS

Travelling north from Inverness, follow the A9 and turn left onto the B9176 just north of Evanton. Follow the B9176 and then the A836 through Ardgay and Bonar Bridge, following the signs for Lairg. Turn onto the A837 at Invershin and follow the road for approximately 4 miles. Turn right at the first Altass signpost and follow this road for approximately 2 miles. Ledaig sits up a driveway on the right hand side.

ACCOMMODATION

Entrance through front door into:

ENTRANCE HALL

Access is given to open plan living/kitchen/dining area, utility room, shower room and master bedroom. Front facing window. Solid hardwood oak flooring. Recessed ceiling lights. An attractive bespoke oak wood staircase to landing. Door into under-stair cupboard housing the under-floor central heating controls and electric meter.

OPEN PLAN LIVING AREA:

9.67m x 5.27m (31'8" x 17'4")

This attractive room is bright and spacious and enjoys a number of windows allowing an abundance of natural light to enter. There are many pleasing features to this attractive room including West facing French doors which lead out to a paved patio area at the front of the property, hardwood oak flooring and a wood burning stove providing an attractive focal point. Recessed lighting. The well designed, modern kitchen is fitted with quality wall and base units incorporating a single sink and drainer with Quooker tap, integrated fridge, freezer and dishwasher. Eye level double oven and built-in microwave. Induction hob with extractor hood above. Stone tiled flooring. Corian work surface and splash-back. Under-unit lighting. Space for large dining table.

SUN ROOM:

3.81m x 2.71m (12'6" x 8'11")

Through an opening from the living room area, this room is well positioned to take advantage of the excellent open views over the surrounding countryside to the hills beyond and offers a very pleasant atmosphere for relaxing. Stone tiled flooring. Recessed lighting. Fitted roller blinds.

UTILITY ROOM:

3.74m x 3.29m (12'3" x 10'4")

This practical room is fitted with a number of wall and base units incorporating a twin bowl sink with mixer tap. Work surface. Ceramic tiled flooring. Recessed ceiling lights. Plumbed for washing machine. Extractor fan. Rear facing window fitted with roller blind. External door to rear of property. Door through to integral garage.

SHOWER ROOM:

2.39m 2.05m (8'2" x 6'8")

The shower room, which is fully tiled, comprises wall hung wash hand basin, floating corner WC and walk-in shower with overhead and hand power shower. Glass shower screen. Recessed lighting. Rear facing window. Extractor fan. Heated ladder style towel rail. Display sills.

MASTER BEDROOM SUITE:

4.76m x 3.73m (15'7" x 12'3")

Spacious and bright room with front facing window enjoying panoramic views across countryside. Hardwood oak flooring. Recessed lighting. Doors lead into dressing room and lEn-suite.

EN-SUITE:

4.04m x 1.81m (13'3" x 6'7")

4-piece suite comprising wall hung wash hand basin, floating WC, bidet and bath. Walk-in Shower with overhead and hand power showers. Display sills. Built-in recess. Extractor fan. Recessed lighting. Chrome ladder style heated towel heater. Fully tiled.

DRESSING ROOM

Fitted with hanging rails, shelving and drawers. Hardwood oak flooring. Recessed lighting.

FIRST FLOOR

The attractive bespoke oak wood staircase leads up to the upper hallway. There is a rear facing Velux which ensures the area is bright. The upper floor accommodation consists of two bedrooms, family bathroom, gallery overlooking living area, WC and three store rooms located above the garage. The upper hall, bedrooms and gallery are all carpeted.

GALLERY:

3.65m x 2.98m (12'1" x 9'8")

Overlooking the living area and enjoying front and side facing Velux windows allowing plenty of natural light to enter and is a perfect place to relax with a good book.

BEDROOM 2:

6.09m x 4.79m (20' x 13'1")

Extremely spacious and bright room enjoying a front facing dormer and Velux window taking full advantage of the splendid open views. Deep display sill. Electric infrared panel heater. Recessed lighting. Door leads into the bathroom.

BEDROOM 3:

4.82m x 3.78m (15'8" x 12'5")

Nicely proportioned room with front facing Velux window. Electric infrared panel heater. Recessed lighting. Door leads through to the 3 store rooms which are located above the garage.

BATHROOM:

4.41m x 1.85m (14'6" x 6'1")

Enjoying Jack and Jill arrangement doors the nicely proportioned bathroom can be accessed via bedroom 2 and the upper hallway and comprises built-in WC and vanity wash hand basin, bath and corner shower cubicle, lined with wet wall panelling. Rear facing Velux window. Extractor fan. Recessed lighting. Travertine stone tiled flooring with electric underfloor heating.

WC:

Comprising WC and wash hand basin and travertine stone tiled flooring.

STORE ROOM 1:

4.76m x 2.97m (15'10" x 9'9")

Laminate oak wood flooring. Coomb ceiling. Hatch to loft. Doors lead to 2 further store rooms.

STORE ROOM 2:

3.93m x 2.93m (12'10" x 9'7")

Laminate oak wood flooring. Side facing Velux window. Coomb ceiling. Electric infrared panel heater.

STORE ROOM 3:

3.42m x 2.28m (11'4" x 7'6")

Laminate oak wood flooring. Front facing window and side facing Velux. Electric infrared panel heater.

INTEGRAL GARAGE:

8.20m x 5.64m (26'11" x 18'6")

The generous sized garage, which benefits from an electric up and over door, power and light, provides excellent parking and storage space can be accessed directly from the utility room.

Fitted work station. Rear pedestrian door. Two side facing windows.

GARDEN

The property is set in easily maintained garden grounds which extend to approximately 0.5 acres and has been beautifully landscaped with a number of paved patios providing pleasant sitting out areas and enjoying stunning panoramic views from its elevated position. A gravelled driveway leads up to the front of the property providing ample space for several vehicles as well as access to the integral garage. The property is bound by dry stone walls and hedging. There is a lean-to car port/boat shed provided to the side of the property with lights.

COUNCIL TAX BAND

Band ' F '

EPC BAND

Band " B "

POST CODE

IV27 4EU

SERVICES

Mains water and electricity. Drainage is to a private septic tank system. Broadband is through Highland Wireless and the average speed is 20-25 Mbs, allowing more than enough for streaming TV, home working etc.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £400,000.00 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.



