



## Donetive, 1 Ferrycroft Cottages

Lairg IV27 4AZ

**Deceptively spacious three bedroom bungalow in a waterside location in the Sutherland village of Lairg**

Lounge, dining room, kitchen and utility room

Three bedrooms and bathroom with separate WC

Set in good sized secure garden grounds and owning land at waterside

EPC Rating E47

**Guide Price £150,000**

Bonar Bridge	11 miles
Golspie	18 miles
Inverness	48 miles



### Situation

Very spacious detached property on a corner plot with views over Loch Shin and the hills beyond. The peaceful village of Lairg is the crossroads for the North and West coasts of Scotland which is an area of outstanding natural scenery and native wildlife. There are a range of local amenities including shops, railway station, Post Office, Bank, Dentist and Health Centre as well as shopping in the Falls of Shin visitor centre. Lairg has a Primary school with secondary schooling at Golspie High School.

Bonar Bridge, some 11 miles east, is a busy village with shops, bistro and café, doctor's surgery, library, cottage hospital and golf course. The area is well known for salmon and trout fishing with many local rivers and lochs nearby. Hillwalking and mountaineering are also popular recreations in the surrounding countryside.

Inverness, the Capital of the Highlands, is approximately 48 miles by road and has a modern shopping centre, hospital, theatre, cinemas and a mainline railway station. Inverness Airport has a variety of services to destinations both domestic and overseas. These include Flybe and Easyjet to London Gatwick, Birmingham, Dublin, Bristol and Amsterdam.

### Directions

From Inverness take the A9 north crossing the Kessock and Cromarty Bridges. After Evanton turn left on the B9176 signposted for Bonar Bridge and Lairg. Continue for some 14 miles turning left on the A836 just before Ardgay. Cross the Bonar Bridge and continue left through the village for a further 11 miles on the A836. On entering the village turn right over the bridge and take the first left. 1 Ferry Croft is on the left hand side.

### Description

1 Ferry Croft is a detached bungalow set in a large garden with an enviable outlook over Loch Shin.

A half glazed door leads to a vestibule which in turn leads to the inner hallway.

A door to the left opens to the spacious lounge, which has dual aspect windows. The window to the front enjoys enviable views over Loch Shin to the village of Lairg. There is a central feature of a

marble fireplace with electric fire. A door leads from the rear of the room to the dining room.

The dining room overlooks the rear garden and a sliding door opens to the kitchen. The kitchen has a good range of floor and wall units in beech effect with a granite effect roll top worksurface. There is space for a cooker.

Next to the kitchen is the large utility room which has space and plumbing for a washing machine and fridge freezer. A door exits to the rear garden and another door takes you back into the inner hall.

The hall has a double and single storage cupboard and doors to the three bedrooms and bathroom.

The bedrooms are all of double size and have built in wardrobes. Bedrooms 1 and 2 are to the front of the property and overlook Loch Shin.

Completing the accommodation is a bathroom with a two piece suite in white comprising a wash hand basin and bath and next to this is a separate WC with wash hand basin.

Externally the property sits in an extremely large garden which is mainly laid to grass with mature shrubs and bushes. It is securely fenced all round. There is a shed and wooden garage. The land on the Lochside is owned by the property and there is a bench to enjoy the water views.

### Services

Mains water, electricity and drainage. Oil fired central heating

**Postcode** IV27 4AZ

**Burdens** Council Tax Band D

### Note

Carpets, curtains will be included in the sale and white goods will be by separate negotiation.

### Entry

To be by mutual agreement.





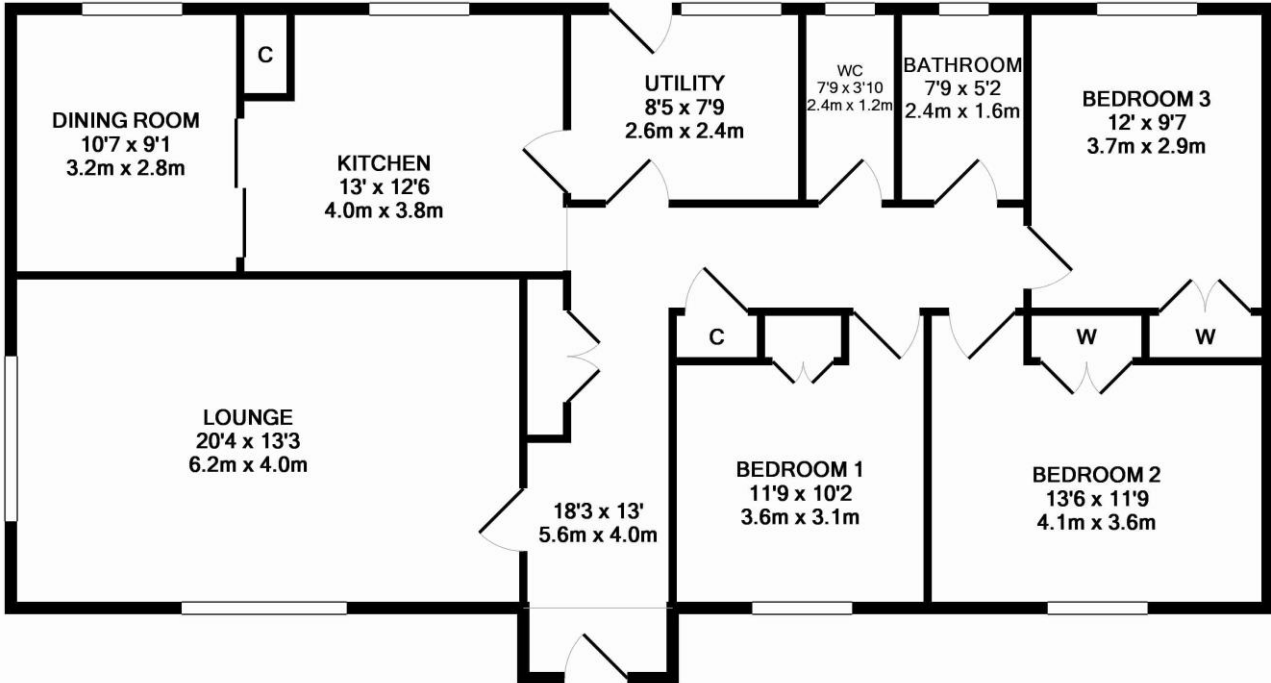
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