





Spacious four bedroom property in an elevated position in the rural village of Linsidemore

Panoramic views of the Kyle of Sutherland

Large gardens and small woodland

Integral garage

EPC Rating F34

Lairg 7 miles ■ Inverness 45 miles

Offers Over £185,000



Fas na Cloiche

Situation

Set in an elevated position with superb views of the Kyle of Sutherland Fas na Cloiche is a spacious property with good living accommodation and a lovely family home.

Linsidemore is an area of outstanding natural beauty popular with hill walkers, mountaineers, bird watchers and generally those who enjoy outdoor pursuits. It is a short drive from the Village of Bonar Bridge, approximately 7 miles from the Village of Lairg and 45 miles from Inverness City.

The 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. Lairg has a Primary school with secondary schooling at Golspie High School or Dornoch Academy.

Bonar Bridge is a busy village with shops, bistro and café, doctor's surgery, library, cottage hospital and golf course. It is an excellent base for walking, stalking, fishing and golfing which is available locally at the 9 hole course near Bonar Bridge as well as Dornoch's 18 hole championship course, just 25 minutes drive away.

The area is well known for trout and salmon fishing with many highly regarded lochs and rivers within easy reach. Most of Sutherland's wonderful beaches, both East and West coast, are also easily reached with Dornoch less than half an hour away and Lochinver (Achmelvich) only an hour.

Inverness, the Capital of the Highlands, is approximately 45 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, Manchester and Amsterdam.





Directions

From Bonar Bridge take the A836 signposted Lairg until you reach the village of Invershin. Drive through Invershin until you reach a signpost for Ullapool. Turn left onto the A837 and follow this road over a bridge until you reach a crossroads. At the cross roads go straight ahead and continue until you reach a sign for Linside. Turn right up the hill and the property is the first on the right hand side.

Description

A gravel driveway leads to a decked area and door which opens to the fully glazed sun room. This room enjoys superb views and heats up rapidly in the sun making it the ideal place for relaxing at the end of the day. A half glazed door with matching side panel leads to the Hallway.

The hallway has doors to all the ground floor accommodation. A staircase with storage cupboard below leads to the upper floor and there is another useful store at the foot of the stairs.

To the left of the hall is a large dining room. A window to the front of the property overlooks the Kyle of Sutherland and surrounding hills. There is a double serving hatch to the kitchen.

The kitchen has a good range of floor and wall units in cream with a roll top work surface. It is partially tiled. A Hotpoint dishwasher and Canon double gas oven are included in the sale. There is space for a dining table. A window overlooks the rear of the property.

To the right of the entrance is the lounge. The lounge is a bright and airy room with triple aspect windows taking in the fantastic views. A long window seat is at the front window to enjoy the panoramic views. There is a feature stone fireplace which houses a gas fire.

Next to the lounge is a WC with a two piece suite in white and completing the downstairs accommodation is a utility room with a window to the rear and door to the side garden. There is plenty of extra storage and a Creda tumble dryer, and Indesit washing machine and Zanussi fridge freezer are included in the sale.

A staircase leads to the upper floor. A large Velux window above the stairs and another to the front of the property allow plenty of light to the landing.

Bedroom 1 is a very spacious room with views to the Kyle of Sutherland. It has an en-suite shower room with a two piece suite in cream with a walk in shower with mains shower over.

Bedrooms 2 and 3 are both to the rear of the property and overlook the rear garden. Bedroom 4 is another spacious room which enjoys the lovely views. All of the bedrooms have fitted carpets.

Finally, the family bathroom has a three piece suite in white and is tiled around the bath. There is a large airing cupboard and a window which overlooks the neighbouring woodland.

The property benefits from double glazing, has central heating and is carpeted throughout. The property is in need of some modernisation and upgrading.

Externally the garden is mainly laid to lawn and is safe and secure. It is tiered and has a mixture of mature shrubs and bushes. The bank to the rear is planted with trees. There is a decked area to the front of the property and parking for several vehicles. The integral garage has light and power.



Services

LPG central heating
Mains water
Drainage to septic tank

Postcode

IV27 4EU

Council Tax

Band E

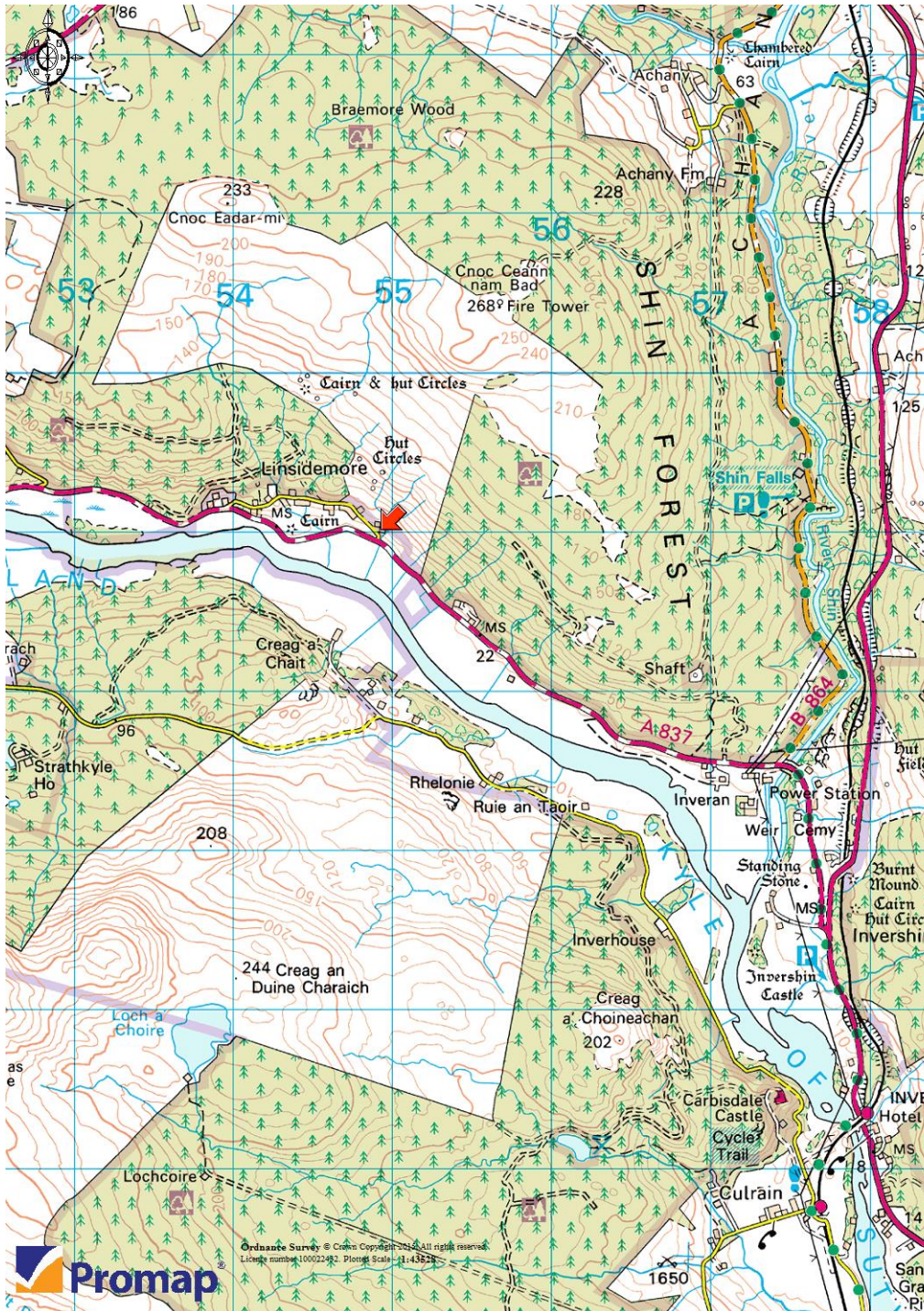
Note

All carpets, curtains and white goods to be included in the sale.

Viewing

Viewings will be strictly by appointment through the sole selling agents. If there is a particular aspect of the property which is important to you, please discuss it with a member of our staff before viewing.



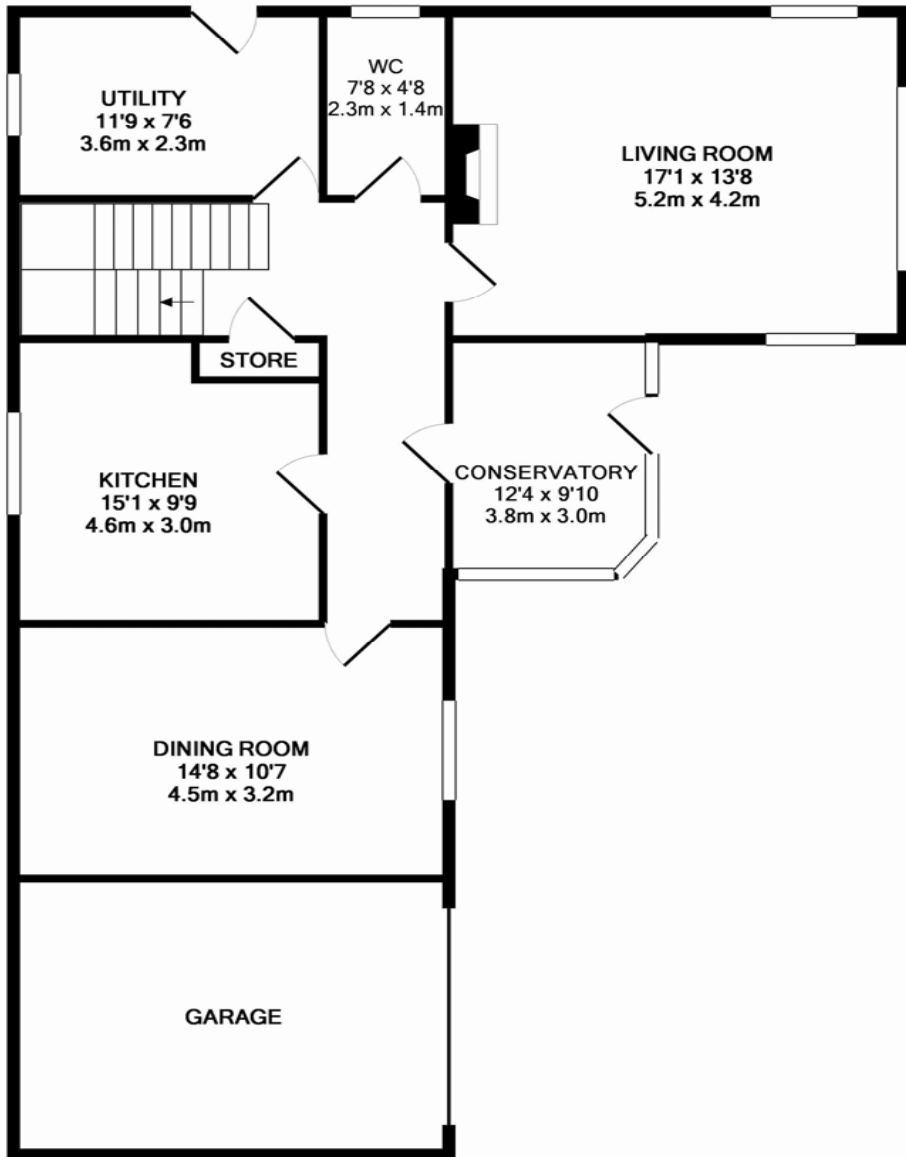


Important Notice

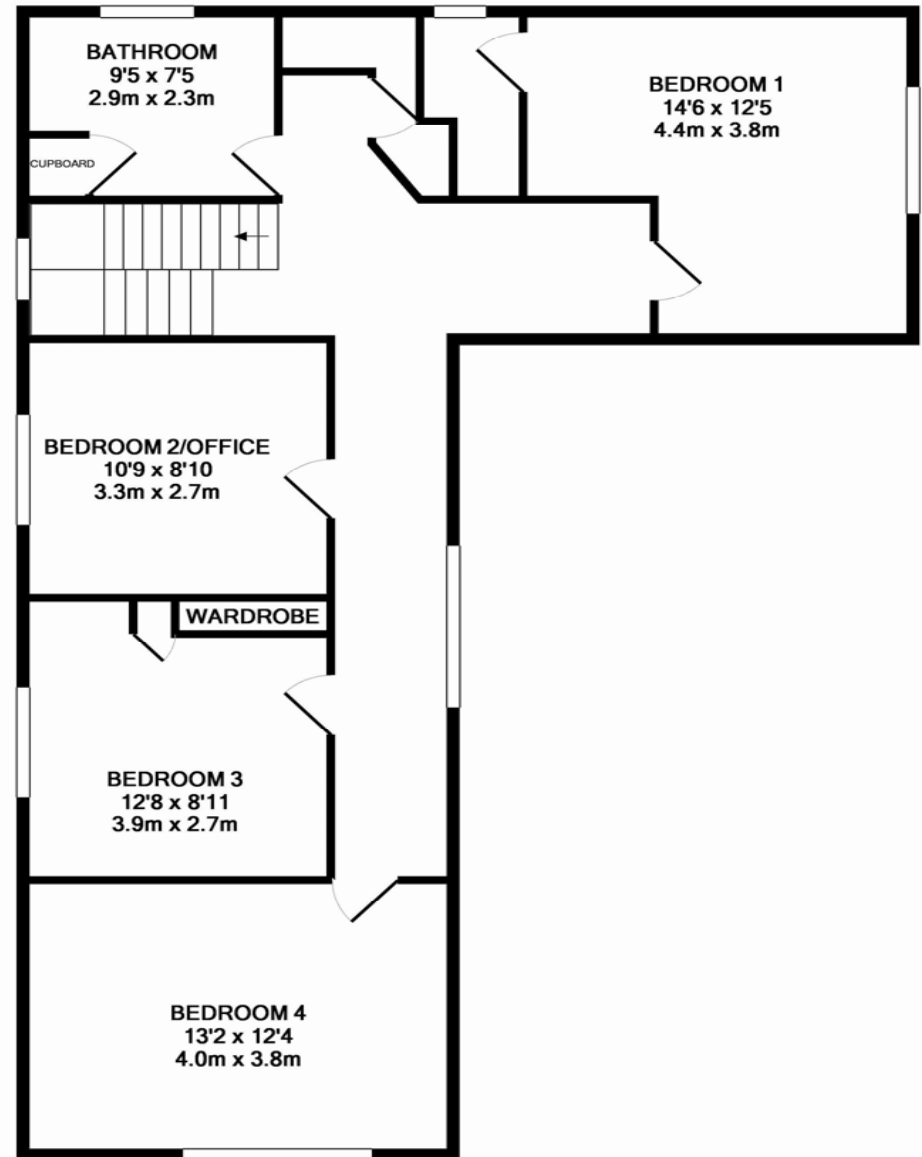
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GROUND FLOOR



1ST FLOOR

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