

## TRAHENNA WESTER DOUNIE, ARDGAY SUTHERLAND IV24 3BW



TRADITIONAL COTTAGE IN OUTSTANDING LOCATION IN AN ELEVATED SITE WITH FABULOUS VIEWS ACROSS THE STRATH TO THE CARRON RIVER. THE COTTAGE HAS BEEN EXTENDED IN THE PAST AND NOW OFFERS SPACIOUS ACCOMMODATION LAID OUT OVER TWO FLOORS.

SPACIOUS LOUNGE

SUN LOUNGE

KITCHEN

THREE DOUBLE BEDROOMS

OFFICE

BATHROOM

SHOWER ROOM

ELECTRIC TOTAL CONTROL HEATING

DOUBLE GLAZING

GARAGE WITH LOG STORE

TIMBER KENNEL

HEN HOUSE

GARDENS

TOOL SHED

### OFFERS OVER £170,000

TO ARRANGE AN APPOINTMENT TO VIEW TELEPHONE THE SELLER ON [01863] 766395  
OR CONTACT THE SELLING AGENTS ON [01343] 564828

No. 1 NORTH ST, ELGIN, MORAY, IV30 1UR



[01343] 544077



[01343] 548523



mail@grigor-young.co.uk

# TRAHENNA, WESTER SUTHERLAND



Trahenna is a traditional croft house believed to have been constructed in the late 19th century and it was then renovated around 1975 and extended by the current owner. The cottage is charming and has many lovely features, especially the fabulous views available from most rooms and the surrounding area is home to fascinating wildlife.

Trahenna is set within the scattered rural community of Ardgay and is likely to appeal to those seeking a family home or a fabulous retirement/holiday cottage. It is approximately 3 miles from the village of Ardgay which has its own railway station with trains running both North and South to the Highland capital of Inverness. A range of village shops, post office, library and bank is available at nearby Bonar Bridge with a more extensive range of amenities in Tain which is approximately 17 miles distant. There is a primary school in Ardgay with secondary schooling available at Golspie Academy, Dornoch Academy or Tain Academy. Alternatively schooling in Gaelic is available at Bonar Bridge Primary and Tain Academy.

## ACCOMMODATION

### ENTRANCE HALL

Upvc front door with curtain pole and curtains behind leads to the entrance hall with side facing window. Cloaks cupboard which also houses electricity meter and fuse box. Carpet tiles. Glazed door to :-

### LOUNGE

**6.55m x 3.85m**

Exceptionally spacious lounge with many lovely features, particularly the picture windows enjoying magnificent views to the valley. Curtain pole and curtains. Sliding doors to the sun porch. Attractive exposed stone wall with wood burning stove set on slate hearth. The stove heats the water and three radiators in the kitchen, bathroom and downstairs bedroom. Recesses on either side of the fire are fitted with pine units with glass fronted display cupboard with fitted downlighters and cupboards below. Wall mounted track with halogen lights. Fitted carpet. Pine open tread staircase in one corner leads to the upper floor with pine panelled storage cupboard below the stair. Two storage heaters.

Interested parties should note their interest with the Selling Solicitors through to  
Whilst every care has been taken in the preparation of these particulars they are not guaranteed

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## **SUN LOUNGE** **2.3m x 4.5m**

Double glazed windows to the South and East make the sun lounge an ideal spot in which to enjoy any available sunshine. Cork tiled floor with the cork continued on the walls below the windows. Electric panel heater. Roller blinds fitted along the South-facing windows.

## **KITCHEN** **3.85m x 2.85m**

The kitchen is semi open plan to the lounge and has windows looking over the valley and a large rear facing window with deep sill and curtains. Fitted with a range of base and wall units with wood-effect work surfaces fitted over and tiled splashback. One-and-a-half bowl sink and drainer with mixer tap. NEFF electric hob with extractor above. Integrated fridge. NEFF electric fan oven. Storage heater and radiator. Vinyl floor. Door to :-

## **REAR HALL** **2m x 2.3m**

The rear hall has a glazed door to the back porch and shelved storage cupboard. Storage heater. Coat hooks.

Glazed door to :-

## **REAR PORCH** **1.9m x 1.8m**

Upvc door to the garden and rear facing window. Broom cupboard with louvre door.

## **BEDROOM 1** **3.65m x 4.5m**

A door from the rear hall leads to the spacious double bedroom designed to take full advantage of the views with a bay window looking out over the valley. Further rear facing window. Double wall light. Fitted furniture in one corner with louvre doors including wardrobe and door to dressing table with drawers below, shelving and power point. Panel heater and storage heater. Radiator. Carpet tiles.

## **BATHROOM** **2m x 1.85m**

Fitted with white suite comprising wash hand basin, WC and enamel bath. Opaque window. Range of bathroom accessories. Heated towel rail. Dimplex wall heater and small storage heater.

their own Solicitor so that they can be advised if a Closing Date for offers is set.

nteed by either the Seller or the Selling Agents and all measurements are approximate only

0/S Ref:- SR 317075 GY019809

### UPPER LANDING

A pine open tread staircase leads from the lounge to the upper landing. Rear facing window with cupboards fitted below with sliding doors and shelving. Full height cupboard with sliding doors houses the hot water tank. Panel heater. Carpet tiles.

### BEDROOM 2 2.77m x 4m

Windows to the rear and side with curtains. Single built-in bed with cupboards to the side fitted with louvre doors and built-in wardrobe with louvre doors.

### OFFICE 3m x 3.35m

Large office or playroom with rear facing window with deep sill. Curtains. Built-in wardrobes with sliding doors. Dimplex heater. Door to :-

### BEDROOM 3 6m x 4.2m

Large double bedroom with two velux windows provide plenty of natural light. Built-in storage on both sides taking full advantage of the eaves. Storage heater.

### SHOWER ROOM 2.5m x 1.56m

Fitted with white suite comprising WC, wash hand basin set in vanity unit, bidet and shower tray with

Mira shower. The walls are fully tiled in the shower area and to dado height behind the WC and bidet. Vinyl tiled floor. Storage heater and wall heater. Window looking towards the valley. Roller blind. Extractor.

### OUTSIDE

Trahenna is set in generous gardens with a gate on the driveway leading to a gravelled area providing plenty of parking space and leading to the garage which has a log store on one side. There is also a double timber kennel and a hen house. The remainder of the gardens are low maintenance with shrubs, heathers and trees.

### COUNCIL TAX BAND: D

### ENERGY EFFICIENCY RATING: E

#### NOTE 1

The property is served by a private water supply and septic tank drainage.

#### NOTE 2

Included in the asking price will be all carpets and fitted floor coverings, curtains, cooker and integrated fridge.

#### NOTE 3

If you are thinking of selling your property then we would be delighted to offer a free presale valuation. Please contact us on [01343] 544077 to arrange an appointment.

