

£15,000 Below Home Report Valuation



Harper
Macleod LLP

7 West Shinness, Lairg IV27 4DW
Offers over £190,000



Superb 3 bedroom cottage retreat set in a tranquil rural location with stunning views over Loch Shin in the Northern Highlands of Scotland. The cottage is in a perfect location to enjoy the great outdoors with routes for hillwalkers, sight seeing and fishing nearby. The cottage is in immaculate condition with well maintained garden ground.

The Village of Lairg is approximately 6 miles from the property and has a petrol station, pub/hotel, post office, bank, primary school and various shops and cafes. The City of Inverness is approximately 55 miles from West Shinness and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air, with Inverness Airport offering national and international flights.

Accommodation

Entrance Vestibule 1.95m x 1.48m (6'4" x 4'10")

Double glazed door with side glazed panels opening into the vestibule. Double storage cupboard with sliding doors. Ceramic tiled flooring.

Hallway

Doors leading to the lounge, bathroom, utility room, 3 bedrooms and kitchen. Spotlights. Carpet.

Lounge 5.52m x 3.51m (18'1" x 11'6")

Double aspect to front and side with spectacular views to the front of Loch Shin. Stone fireplace with multi-fuel burner and slate hearth. T.V. point. Tel point. Carpet.





Dining room 3.51m x 3.63m (11'6" x 11'11")
Door from lounge leads into the dining room. Door to kitchen. Double aspect to front and side. Recessed display cabinet. Wall lights. Carpet.

Kitchen 2.37m x 5.08m (7'9" x 16'8")
Window to side and glass panel door to side. Wall and base units with worktop and complimentary tiling. Stainless steel sink. Integrated ceramic hob, microwave, electric oven and extractor. Dishwasher and fridge. Spotlights. Vinyl flooring.

Bedroom 1 2.37m x 3.01m (7'9" x 9'10")
Window to side. Carpet.

Utility room 1.84m x 3.49m (6' x 11'5")
Window to side. Wall and base units with stainless steel sink. Plumbed for washing machine. Cupboard with shelves. Vinyl flooring.

Bathroom 1.68m x 3.50m (5'6" x 11'6")
Window to side. White WC and wash hand basin set in vanity unit. Mirror. Bath with shower over, wet wall and shower screen. Extractor. Spotlights. Vinyl flooring.

Bedroom 2 3.90m x 3.01m (12'9" x 9'10")
Window to side. Two double wardrobes with sliding doors. Carpet.

Master bedroom 4.09m x 3.48m (13'5" x 11'5")
Window to side. Double wardrobe. T.V. point. Tel point. Carpet.

En-suite 1.48m x 2.48m (4'10" x 8'1")
Window to side. White WC and wash hand basin with wet wall. Recessed shower cubicle with mains shower and wet wall. Extractor. Towel radiator. Wall cabinet. Vinyl flooring.



Garage
Attached single garage with power and light.

Outside
The property is enclosed with a wooden fence and has a wrought iron gate opening onto the stone chipped driveway leading to the side of the property. The garden ground is laid to lawn with a patio area and plants, flowers, shrubs and trees. There is a garden shed.

Extras
All floor coverings, curtains, blinds, light fittings, integrated appliances and dishwasher and fridge are included in the sale price.

Services
Mains electricity and water. Drainage to a septic tank. Oil fired central heating. Double glazing.

Council Tax
Band E

EPC Rating
Band D

Entry
By mutual arrangement.

Viewing
For an appointment to view telephone Harper Macleod LLP on 01463 795006.





The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only. The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers. The mention of any appliances and/or services does not imply that they are in full and efficient working order.

HM Harper Macleod LLP

Alder House Cradlehall Business Park Inverness IV2 5GH
T / 01463 795006 F / 01463 798787

SPC SCOTLAND
spcscotland.co.uk

hspc

52706