

middleton ross & arnot



2 Corriekinloch, By Lairg, Sutherland, IV27 4NY

Detached 1½ Storey House

Porch

Lounge

Kitchen/Diner

Side Lobby

Ground Floor Bedroom

Two First Floor Bedrooms

First Floor Bathroom

Double Glazing

Oil Central Heating with Solid Fuel Stove

Garden to Front and Back

Beautiful Rural Location

EPC Band F



Offers Around £90,000

SPC SCOTLAND
spscotland.co.uk

01349 862214

property@middletonross.co.uk

www.middletonross.co.uk

hspc 53012

Ref: 22



Detached 1½ Storey ex-hydro house situated in a beautiful rural location in Sutherland, an area of outstanding natural beauty. The house is within easy reach of some of the most beautiful white sandy beaches on the west coast and is a perfect base for hillwalking, fishing and exploring the Highlands. Primary schooling is available in Lairg with older pupils attending Golspie High School, transport is provided for both. There are some shops, a filling station and Post Office in Lairg, a wider range of facilities and national supermarkets can be found in Tain which is approx. 43 miles away.

2 Corriekinloch has the potential to be an attractive home offering generously proportioned accommodation. There are gardens to the front and rear and lovely views toward Loch a' Ghriama and the mountains to the north west. The property requires some repairs and modernisation and on completion would provide an ideal family or holiday home.

Directions: From Lairg, take the A836 north, turn left on to the A838 and continue along this road for 17 miles till you reach the Overscaig Hotel, the house is approx. 1½ miles past the Hotel on the left.

The property faces north west.

Services: Mains Electricity. Drainage is to a Private Septic Tank. Private Water Supply.

Council Tax—B

A Home Report is available from www.onesurvey.org

To arrange a viewing call Middleton Ross & Arnot on 01349 862214

Mon to Fri 9am - 5pm or out of hours call 01463 231173 Mon to Fri 5pm - 9pm,

Sat - 9am - 5pm and Sun 10am—4pm

or Email: propety@middletonross.co.uk

Porch	1.72m x 0.92m
Lounge	6.38m x 3.32m
Kitchen/Diner	4.32m x 4.00m
Side Lobby	1.71m x 1.03m
Ground Floor Bedroom	3.23m x 2.19m
First Floor Bedroom	3.23m x 3.19m
First Floor Bedroom	4.45m x 3.49m
First Floor Bathroom	1.98m x 1.70m



Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

Carpets are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.