

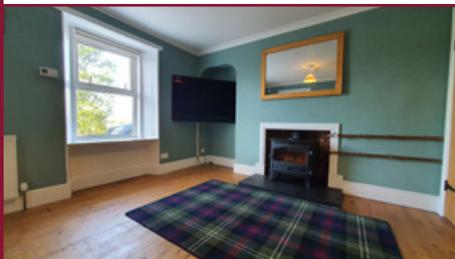
MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

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2 GAIRS BUILDING, LAIRG ROAD, BONAR BRIDGE, SUTHERLAND IV24 3EA

OFFERS OVER £75,000

Ground floor flat in the heart of the pretty village of Bonar Bridge. The property has spectacular unspoilt views to the Kyle of Sutherland and hills beyond. Accommodation: Hall, Living Room, Kitchen/Diner, Bedroom and Bathroom. The property benefits from original features such as pitch pine doors and skirting boards, with a stripped hardwood floor in the living room. Double glazed and a multi-fuel stove with back boiler heats radiators and water. Separate electric heaters and immersion. Open garden area to the front which also provides off-street parking. Enclosed and sheltered rear courtyard. The property also benefits from a large double door shed and garage with space for parking as well. The property has recently been used as a successful holiday rental and would be ideal for investors.

HSPC Ref: MK04/59224

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



Bonar Bridge sits on the northern shore of the head of the Dornoch Firth and boasts some of the best salmon fishing Scotland has to offer. The village has a primary school, golf course, hospital, various eateries, Post Office, and library. Rail links from nearby Ardgay (2 miles) provide services to the north and south, with Inverness just over an hour away, making it within commuting distance.

Entrance Hall: 5.11m x 0.96m

Entered via a PVC door with glass panels allowing for natural light. Cupboard houses the electrics. Provides access to all rooms in the property. Wooden flooring with neutral decor throughout. Radiators.

Living Room: 3.58m x 3.52m

Deep set window offers spectacular views over the Kyle and beyond. Multi-fuel stove with Caithness stone hearth. Traditional wood flooring and solid wood panel door. Feature alcove and cupboard with attractive wooden door houses hot water tank. Radiator and electric heater.

Kitchen/Diner: 2.46m x 3.53m

Further front-facing window providing spectacular views. Wall and floor mounted units with ceramic sink and mixer tap. Integrated oven and microwave. Attractive solid wood worktop with ceramic hob and extractor hood. Space for informal dining. Radiators. LG fridge/freezer and Beko washing machine are included.

Bedroom: 3.47m x 3.14m

Spacious room to rear of property with neutral décor. Shelves alcove. Glazed door to private courtyard; perfect for outdoor socialising. Radiators.

Bathroom: 1.98m x 1.84m

Bright and airy room to the rear with deep set window and sill. White suite comprising WC, wash hand basin with mixer tap and storage unit below. Bath with wet wall and shower over. Wooden flooring. Mirrored cabinet and heated towel rail.

Externally:

The front garden area is open and can be used as off-street parking. Enclosed courtyard area to the rear, with low-maintenance gravel. Gravelled area to the side of the garage.

Outbuildings:

Large garage with power and external electrical charging socket. Generous new insulated workshop which has storage, power and heating.

Directions:

Approximately 16 miles north west of Tain. From Tain head north on the A9 until you reach the roundabout before the Dornoch Bridge. Take the second exit (A949) through Edderton and Ardgay until you reach Bonar Bridge. After the bridge, take the immediate left onto Lairg Road (A836) and 2 Gairs Building is on the right approx 200 yards past the Library.

Viewing:

Please contact Selling Agents on 01862892046.

EPC Rating: D



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