



## Craggie, 1 Ferrycroft Cottages

Lairg, IV27 4AZ

Peace and tranquillity are enjoyed from this fabulous 2 bedroom semi-detached bungalow with garden ground stretching down to the edge of Little Loch Shin in a picturesque setting in a small development in the village of Lairg in the Highlands of Scotland.

### Hallway

5.26m x 0.95m x 0.97m x 2.03m

### Open plan lounge/kitchen/dining area

7.04m x 4.63m x 3.58m

### Kitchen area

### Bedroom 1

11'4" x 11'6" (3.47m x 3.52m)

### Bedroom 2

9'3" x 11'5" (2.84m x 3.50m)

### Shower room

6'5" x 9'3" (1.97m x 2.84m)

### Outbuildings

### Garden ground

### Extras

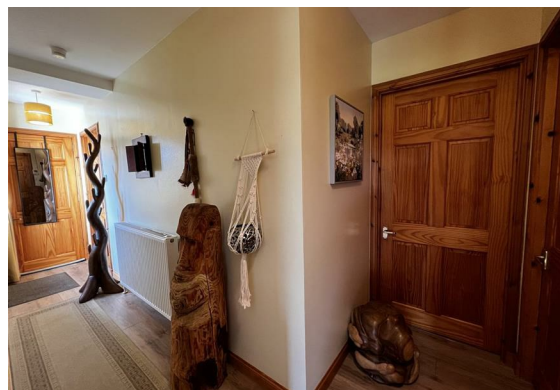
### Heating and glazing

### Services

### Access road

### EPC Rating C

### Council Tax Band B





The accommodation comprises a hallway, open plan lounge/kitchen/dining area, two bedrooms and shower room. There is a large patio area to the front and enclosed garden to the side and rear.

The home benefits from double glazing, wood burning stove, air-source heat pump and solar panels.

This is a fabulous location for those enjoying the great outdoors with beautiful walks nearby. It is also a great base for the NC500 and exploring the Highlands.

Lairg has a Primary School, Sailing Club, Medical Practice, two convenience stores, craft shops, cafes and pharmacy. Lairg Railway Station connects to Inverness and Thurso/Wick.

The City of Inverness is approximately 50 miles from Lairg and has an extensive range of retail, leisure and business facilities. Inverness Airport offers national and European flights.

Viewing highly recommended.

**Accommodation:**

Hallway 5.26m x 0.95m x 0.97m x 2.03m

Entrance door opening into the hallway. Doors to open plan lounge/kitchen/dining area, two bedrooms and shower room. Utility cupboard with plumbed in washing machine. Cupboard housing the water tank. Hatch to roof space with loft ladder. Smoke alarms. Laminate flooring.

Open plan lounge/kitchen/dining area 7.04m x 4.63m x 3.58m

Double aspect to front and side. French doors opening onto the patio at the front enjoying the panoramic views over the garden ground and loch beyond. Wood burning stove. Heat alarm. Spotlights. Laminate flooring.

Kitchen area

Wall and base units with worktop and tiling. 1 1/2 bowl sink with left hand drainer. Integrated fridge/freezer, Lamona ceramic hob, extractor and electric oven. Wall lights. Laminate flooring.

Bedroom 1 3.47m x 3.52m

French doors to rear. Free standing wardrobe. Carpet.

Bedroom 2 2.84m x 3.50m

Window to rear. Fitted wardrobes with mirrors. Carpet.

Shower room 1.97m x 2.84m

Window to rear. White WC and pedestal wash hand basin with tiled splashback. Shower cubicle with Mira Sport electric shower and wet wall. Wall mirror. Extractor. Spotlights. Chrome vertical towel radiator. Laminate flooring

**Outbuildings**

Two garden sheds

Two wood stores

Garden ground

The front of the property is mainly laid to lawn with a patio area and driveway.

There is enclosed garden ground to the side and rear which is mainly laid to lawn with an array of shrubs.

Extras

All fitted floor coverings and washing machine are included in the sale price.

Heating and glazing

Electric air source system and solar panels.

Double glazing.

Services

Electricity, water and drainage.

Access road

Shared access road.

EPC Rating C

Council Tax Band B

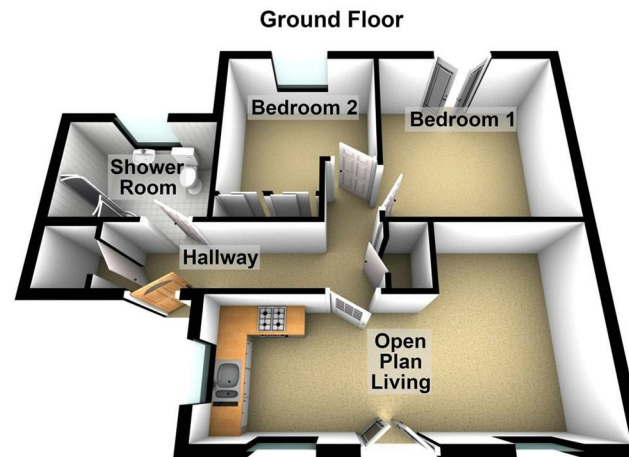




## Energy Efficiency Graph

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | 87        |
| (81-91) <b>B</b>                            | 80                                                                                                          |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |           |



### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                                                                                                       | Potential |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                                                                                                               |           |
| (92 plus) <b>A</b>                                              | 95                                                                                                            | 97        |
| (81-91) <b>B</b>                                                |                                                                                                               |           |
| (69-80) <b>C</b>                                                |                                                                                                               |           |
| (55-68) <b>D</b>                                                |                                                                                                               |           |
| (39-54) <b>E</b>                                                |                                                                                                               |           |
| (21-38) <b>F</b>                                                |                                                                                                               |           |
| (1-20) <b>G</b>                                                 |                                                                                                               |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                                                                                                               |           |
| <b>Scotland</b>                                                 | EU Directive 2002/91/EC  |           |

## Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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