



1 Lochside,  
Lairg, Sutherland IV27 4EG

Offers Over £190,000



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Waterside, south facing and over-looking Loch Shin, this semi-detached property has been extended to form a 4 bedroom family home. On the ground floor is - sitting room, kitchen, utility, conservatory, bathroom and 3 double bedrooms, one with en suite. On the first floor is a double bedroom with an office that could be converted to an en suite (with building warrant approval).

The property has an enclosed garden to the rear, mainly laid to grass with trees and hedging. The front is paved and has steps leading to the front door. At the side is a single garage.





HALL

Entry into the vestibule and then into the long corridor with most rooms leading from it and a storage cupboard.

SITTING ROOM 12'5" x 11'9"

The sitting room has a multi fuel burner and a storage cupboard to the side. Open plan to the kitchen and access into the conservatory via patio doors.

KITCHEN & UTILITY 8'6" x 13'0"

The kitchen has base and wall units, a window and a velux window. A door leads into the utility which has space for washing machine and storage. The back door goes out to the rear garden.

CONSERVATORY 9'2" x 10'2" (fullest)

Patio doors lead into the conservatory from the sitting room with views across the Loch and an external door leads down the steps to the patio area.

BEDROOM 1 with EN SUITE 12'6" x 11'1"

A double room to the rear of the property with an en suite shower room.

BEDROOM 2 10'2" x 11'1"

A double bedroom with fitted wardrobe.

BEDROOM 3 10'9" x 11'1"

A double bedroom overlooking the front of the property.

BATHROOM 8'6" x 7'10"

The bathroom comprises a white 3 piece suite; bath w/c and wash basin and a corner shower enclosure.

FIRST FLOOR BEDROOM 13'1" x 13'10"

Stairs lead to the bedroom and office and has storage inset in the walls. The bedroom ahs a window over looking the rear garden and a velux window . A couple of steps lead into what is presently used as an office/study.

STUDY/OFFICE 7'2" x 9'2"

The study office or craft room could be considered for an en suite.

GARDEN

To the front of the property is a private patio area with mature hedging around. Steps lead to the front door. A driveway leads to the garage at the side of the property. The rear garden is enclosed and is mainly laid to lawn. The garden goes on for a further 12 feet.

VIRTUAL TOUR LINKS

ADDITIONAL INFORMATION

- Council Tax Band - C
- Oil fired Central Heating
- All flooring and blinds are included in sale
- Extension built in 2005
- Conservatory Built in 2014

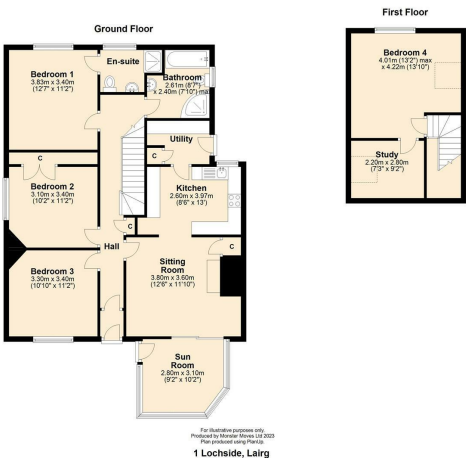
LOCATION

The property stands at the edge of a residential area in the lochside village of Lairg which has local amenities; doctor, primary school, shop, petrol station, restaurants and pubs.

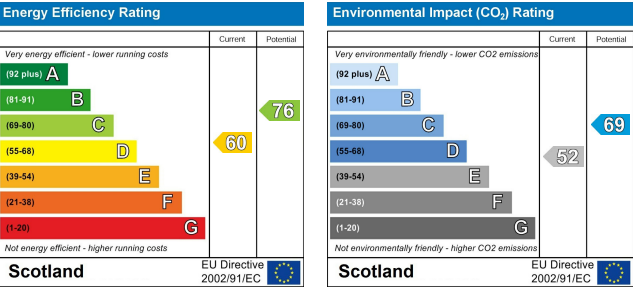
Area Map



Floor Plans

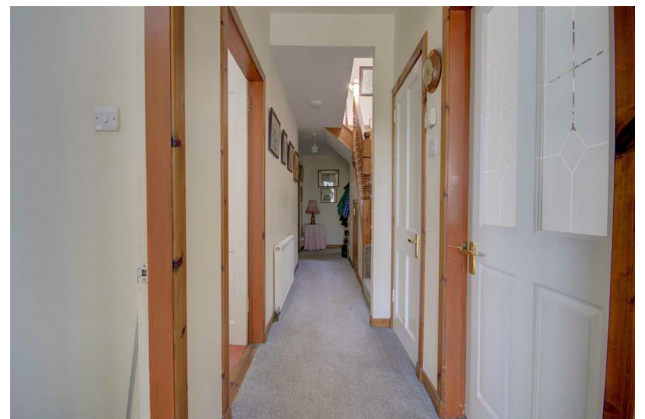
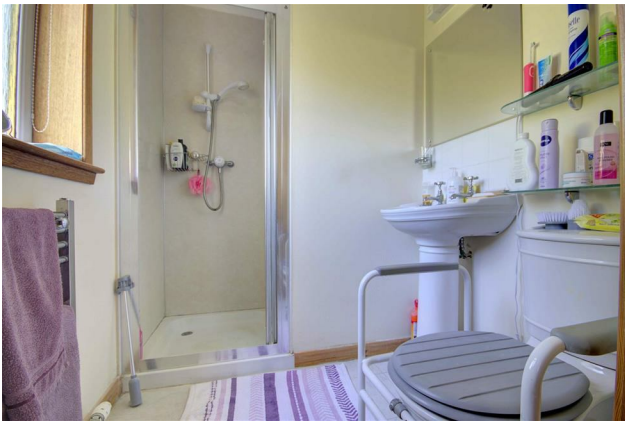


Energy Efficiency Graph









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