



Strathaird Main Street

Lairg, Sutherland IV27 4AR

Asking Price £170,000



UNDER OFFER

Strathaird is a detached villa in an elevated position in the centre of Lairg and over looks Loch Shin. The 3 bedroom property is in need of some modernising. The large garden has mature trees and is totally enclosed. To the rear is off street parking and a garage. A workshop and coal shed are within the garden.

Lairg is in the centre of Sutherland and half an hour to the east coast and an hour to the west coast. surrounded by natural beauty and an abundance of outdoor pursuits.



HALL

Entry to the property through the front door with raised decking outside. There is entry to the sitting room, dining room, bedroom 1, shower room and stairs to the first floor.

SITTING ROOM 11'5" x 12'1"

The sitting room has a bay window, is carpeted and has an inset multi fuel burner with marble hearth and surround and wood mantle

BEDROOM 1 11'5" x 12'1"

A double bedroom with fitted double wardrobes and dressing table. The room looks out to the rear garden.

DINING ROOM 15'5" x 12'1"

A large room with bay window, fitted carpet and electric fire in a surround.

KITCHEN 7'6" x 11'9"

The kitchen has fitted base and wall units, tiled splashbacks, integrated hob, sink and eye level double oven along with free standing washing machine and a dish washer. Laminate flooring and a window looking to the rear garden. Door leading to the utility room.

UTILITY 5'2" x 6'10"

The utility is accessed from both the kitchen and sun room and houses the boiler as well as lots of storage.

SUN ROOM 11'9" x 6'10"

The sun room to the side of the property faces south and has views to to the west to Loch Shin. Included are the vertical blinds.

SHOWER ROOM 7'6" x 5'10"

The shower room has a walk in shower, white w/c and wash basin.

FIRST FLOOR

stairs to the first floor and bedroom two and three.

BEDROOM 2 14'5" x 9'10"

A double bedroom with a large airing cupboard and window that over looks Loch Shin.

BEDROOM 3 9'10" x 8'6"

An L shaped room that looks over Loch Shin. Fitted carpet.

GARAGE & OUTBUILDINGS 12'1" x 18'4"

A block garage with up and over door to the rear lane and pedestrian door to the garden. To the rear of the property is a workshop and a coal shed. There is a decked pathway from the rear to the front of the house and has railings along the decked are to the front of the property.

ADDITIONAL INFORMATION

Council Tax Band -
Oil Fired Central Heating
Multi Fuel Stove in sitting room

LOCATION

Located in the centre of the village of Lairg close to local shops, restaurants, primary school, Lairg community centre and the bus stop.

What3words ///loved.duty.badminton

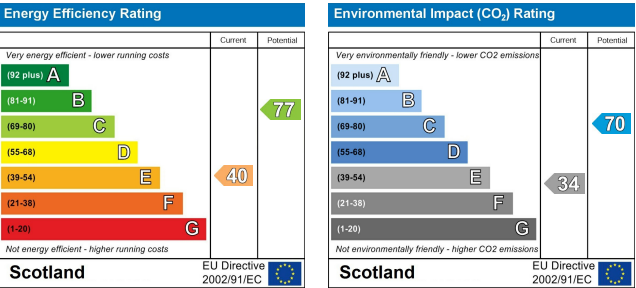
Area Map

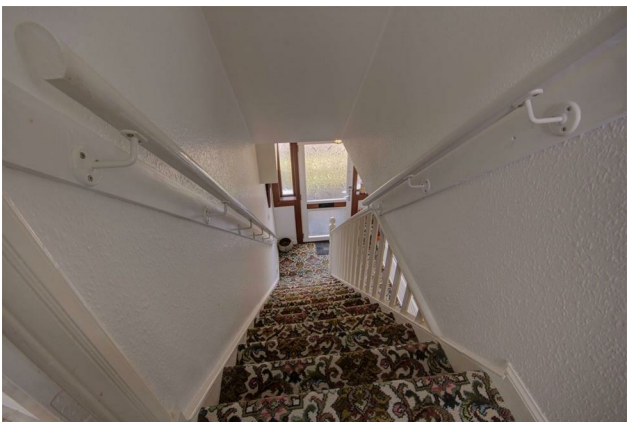


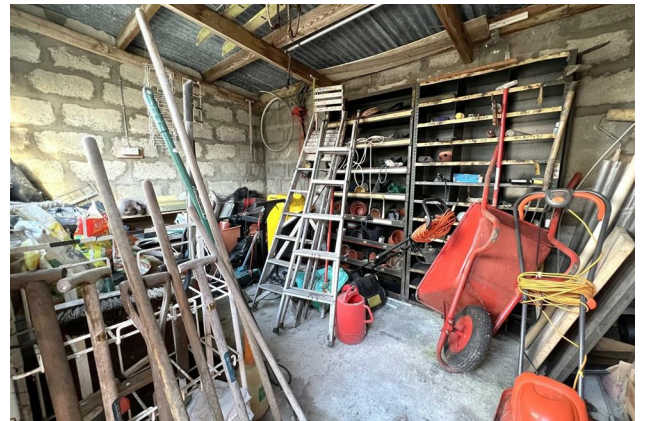
Floor Plans



Energy Efficiency Graph







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