



Kyle Lodge, Altass

Lairg, Sutherland IV27 4EU

Offers Over £340,000



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UNDER OFFER

An immaculate 4 bedroom bungalow in a magnificent location with stunning views over the Kyle of Sutherland. With the addition of a double garage, polytunnel, outbuildings, ponds and 1.2 acre of garden (approx). This is truly a spectacular place to live and enjoy the outdoor life. A friendly local community can be found at Altass and Rosehall.



VESTIBULE AND HALL

Entry into a vestibule and then a glass door into the L shaped hall with all rooms leading from it as well as attic access via a ramsay ladder.

SITTING ROOM 14'1" x 17'0"

The sitting room has full length dual aspect windows which provide panoramic views across the glen, A multi fuel burner sits on a slate hearth and has a floating wood mantle shelf. Fitted carpet and patio doors that lead out to the raised decked area.

KITCHEN DINING ROOM 28'6" x 9'10"

A large spacious room with base and wall units, integrated dishwasher, oven, hob, Aga cooker and free standing American fridge freezer. One side of the room has space for formal dining and the other has a full length window with a table for sitting having breakfast and looking over the spectaclair view.

CONSERVATORY 11'1" x 11'1"

The conservatory is situated at the rear of the property facing west and is accessed from the kitchen/dining room. It has fitte carpet, radiator and door leading to the rear garden.

UTILITY 4'7" x 9'10"

A well appointed utility room with worktop, sink space for washing machine, tumble dryer and wall and base units for storage.

CLOAKROOM 4'3" x 6'2"

The cloakroom is accessed from the utility and has white wash basin, w/c and shower enclosure.

BEDROOM 1 with EN SUITE 10'5" x 9'10"

A double bedroom with en suite shower room and fitted wardrobes. The en suite comprises;- walk in shower, w/c and wash basin. Overlooks the rear garden.

BEDROOM 2 10'5" x 7'10"

A double bedroom with fitted wardrobes and carpet. Overlooks the glen

BEDROOM 3 10'5" x 9'2"

A double bedroom with fitted wardrobes and carpet. Overlooking the rear garden.

BEDROOM 4 10'5" x 9'2"

Bedroom 4 is presently being used as a home office and looks over the glen.

BATHROOM 9'10" x 4'11"

A stylish bathroom with white 3 piece suite comprising bath, wash basin and w/c, heated towel rail.

DOUBLE GARAGE 24'11" x 19'0"

A double garage with up and over garage door and a further door to the rear. Power sockets and light as well as the boiler and water tank.

GARDEN & OTBUILDINGS

The garden (1.2 acre approx) is mainly laid to lawn and at the rear has raised vegetable beds a garden shed, polytunnel and log store. There is chippy stone to allow parking and this is continued around the side to the rear to allow parking for numerous cars. to the front of the hosue is a terraced decked area for sitting outside. the garden in front leads down to 2 ponds and as stream.

ADDITIONAL INFORMATION

Council Tax Band - F
Oil Fired Central Heating

LOCATION

Located at the East side of Altass, which is between Invershin and Rosehall, the property is on an elevated position that allows magnificent views along the Kyle of Sutherland. Some 8 miles to Bonar Bridge/Ardgay where you will find all local amenities. 23 miles east takes you to the town of Tain where you will find enhanced facilities and supermarkets.

VIRTUAL TOUR LINKS

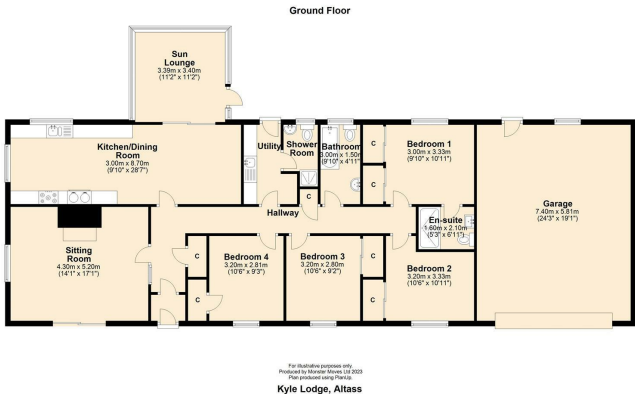
DIRECTIONS

it is only advisable to use Sat Nav until you get to Bonar Bridge, then take the A836 towards Lairg and then the A837 towards Lochinver/Rosehall. 3.5 miles you will see the sign pointing right to Altass and the Highland Shooting Centre. Kyle Lodge is the first house up this hill.
What3words ///spinners.upgrading.glitz

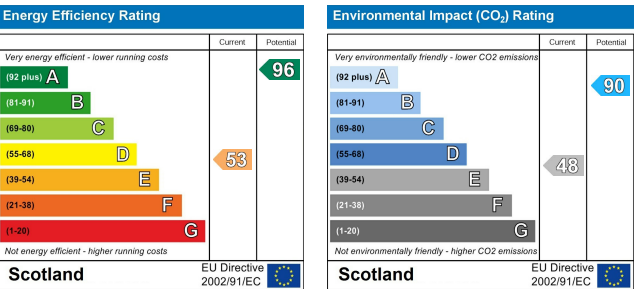
Area Map



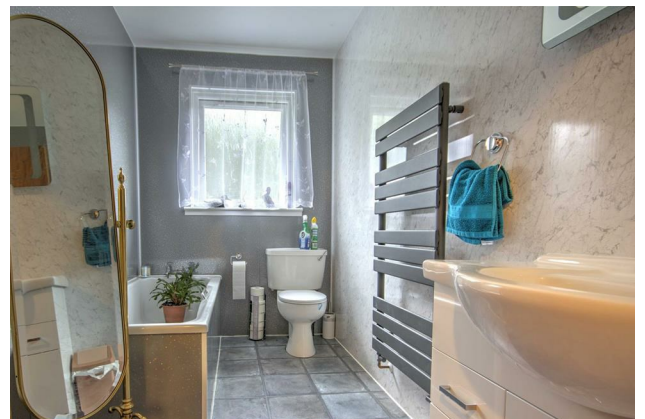
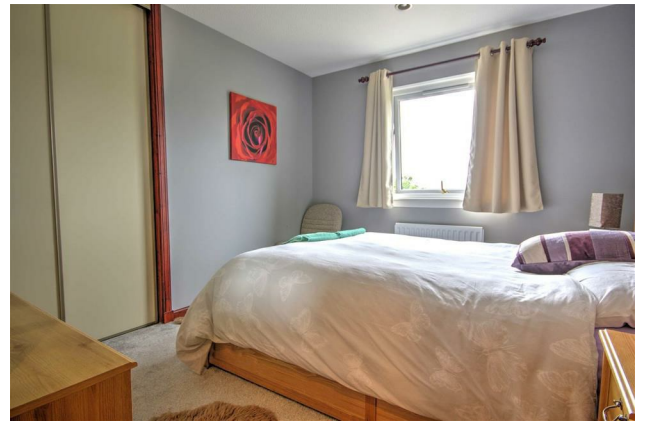
Floor Plans



Energy Efficiency Graph







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