

Summersby

Lairg, Sutherland, IV27 4EQ

Monster
Moves

Offers Over £310,000

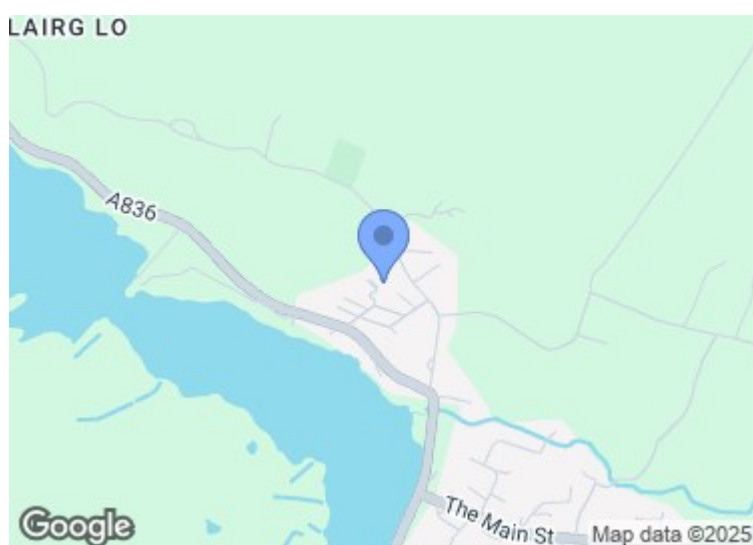


Summersby, Lochside, Lairg is an immaculately presented, detached 3/4 bedroom bungalow, that boasts a spacious and appealing internal living space, in addition to a delightful garden that offers various social areas, perfect for a family looking for a comfortable home. Built in 2006, with all 1's on the Home Report, this bungalow combines modern amenities with a homely feel, offering the best of both worlds. The property's design allows for plenty of natural light to flow through, creating a bright and airy atmosphere throughout. Situated in a tranquil village location, residents can enjoy the peace and quiet of the surrounding countryside while still being within easy reach of local amenities.





- 4 Bedroom Detached Bungalow
- All I's on Home Report
- Elevated Position with Panoramic Views
- Private Driveway and Single Garage
- Mature Garden with Secluded Seating Area
- Oil Fired Central Heating
- Close to Local Amenities



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
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HALL

Entry through the front door into a spacious hall with all rooms leading from it. A display shelf surrounds the hall. This area has laminate flooring, a radiator with cover, a coat cupboard, downlights and attic access.

SITTING ROOM

15'1" x 18'4"

A glazed door leads into the south-east facing sitting room with three windows situated on the hexagonal wall, providing fabulous views whilst filling the room natural light. A tilt and slide door leads out to the patio area that gives panoramic views along Loch Shin and the hills beyond. The sitting room is neutrally decorated with beige carpet.

KITCHEN/DINER

14'9" x 24'7"

A modern handleless fitted kitchen in white gloss with laminate worktop and splashback. Base units include several with deep drawers and larder units. Integrated appliances incorporated into this well designed kitchen include an eye level oven and combi oven, a larder fridge and freezer side by side and dishwasher beside the sink. A versatile warming drawer is located underneath the combi oven with slow cooker feature. The kitchen island boasts an induction hob with feature chrome hood above, deep drawers and seating area. There is laminate flooring running from the kitchen to the dining area where there are two large windows and a French door leading out to the patio area, perfect for al fresco dining surrounded by glorious scenery. A door leads through to the utility and rear access.

UTILITY ROOM

8'2" x 4'3"

The utility is situated off the kitchen and has under counter space for a washing machine, tumble drier and fridge. There is additional worktop space here, plus coat hooks. Exit to rear garden.



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BEDROOM 1 with EN SUITE 10'9" x 12'1" (8'6" x 4'3")

A spacious bedroom overlooking the front of the property with a fitted double wardrobe and en suite shower room comprising a large shower enclosure, white vanity unit with set in wash basin and mirrored bathroom cabinet with shaver point and light above.



BEDROOM 2 14'9" x 9'2"

A spacious double bedroom with built-in wardrobe, fitted with carpet, and has a window overlooking the side of the property.

BEDROOM 3 / OFFICE 11'1" x 8'10"

A further bedroom overlooking the rear garden, with built in wardrobe and fitted carpet, this room could also lend itself to use as a home office/study.



SHOWER ROOM 11'1" x 5'10"

The newly upgraded shower comprises a large, walk-in, mains powered thermostatic shower with fixed round shower head providing a refreshing rainfall-like experience in addition to a lightweight handset. The black tile styled wet wall surrounds the shower enclosure and basin. The large basin has useful storage drawers below. There is a white w/c, radiator, and mirror with light above.



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Kitchen/Dining Room
4.50m x 7.51m
(14'9" x 24'8")

Utility
2.56m x 1.34m
(8'5" x 4'5")

Shower Room
3.41m x 1.81m
(11'2" x 5'11")

Bedroom 3
3.41m x 2.70m
(11'2" x 8'10")

Bedroom 2
4.50m x 2.80m
(14'9" x 9'2")

Bedroom 4
2.80m x 4.50m
(9'2" x 14'9")

Sitting Room
4.60m x 5.61m
(15'1" x 18'5")

Bedroom 1
3.30m x 3.70m
(10'10" x 12'2")

En-suite
2.60m x 1.30m
(8'6" x 4'3")

Hall

W (Wardrobe)

C (Closet)

F (Fridge)

O (Oven)

S (Sink)

Stove

WC (Water Closet)

Bathtub

Shower

Toilet

76

Potential

ve

EU

Summersby, Lochside, Laird

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	82
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		60	76
Not environmentally friendly - higher CO ₂ emissions			

Scotland EU Directive 2002/91/EC



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