



Rose Cottage

Rosehall, Lairg, Sutherland, IV27 4BD

Offers Over £200,000



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Rose Cottage is an extended bungalow with two bedrooms on the first floor and on the ground floor; kitchen, dining room, sitting room, bedroom 3 and bathroom. The house sits in large plot with mature hedging and trees and a grassed area to the front a driveway leads to the side of the house to the double garage and workshop.



PORCH & HALL 3'3" x 13'9"

The main entrance to the property is via the side porch that then takes you into the hall.

CENTRAL HALL 12'1" x 9'10"

The hall leads to a central hall with access to a sitting room, bedroom 3, sun lounge and stairs to the first floor.

SITTING ROOM 11'1" x 21'7"

The sitting room has two large windows and a storage cupboard. At one end of the room is a feature fireplace with inset multi fuel burner.

DINING ROOM 11'1" x 11'9"

The dining room is opposite the kitchen and has a green rayburn (Oil fired) for heating. Dual aspect windows for extra light.

KITCHEN 9'10" x 8'2"

The kitchen has fitted base and wall units on three walls. Space for a cooker and washing machine.

SUN LOUNGE 16'4" x 7'6"

The sun lounge is accessed from the central hall and has recently had new uPVC windows fitted. This room has panoramic views of the garden and is very private.

BEDROOM 3 10'2" x 9'10"

Bedroom 3 is on the ground floor and is presently being used as a home office.

BATHROOM 8'2" x 4'11"

A three piece bathroom suite with a separate shower enclosure.

FIRST FLOOR

Stairs lead from the central hall to the first floor landing which has access to two double bedrooms and a storage cupboard.

BEDROOM 1 10'9" x 15'5"

A double bedroom with coombed ceiling, dormer window and a velux window. A vanity unit with wash basin. Fitted wardrobes and storage within the eaves.

BEDROOM 2 10'9" x 14'1"

Double bedroom with coombed ceiling and a dormer window. Fitted wardrobe along with cupboards in the eaves

GARDEN

A large garden mainly laid to grass with mature hedging and trees. The garden is enclosed and has a gate into the driveway which leads to the property and the detached garage and workshop.

ADDITIONAL INFORMATION

- Council Tax Band - D
- Oil Fired Rayburn Stove to Central Heating
- All flooring included in sale
- Sits in approx. 0.4 acres
- uPVC Windows and Doors

LOCATION

Rose Cottage is located in the hamlet of Rosehall in the very centre of Sutherland, half way between the east coast and west coast
What3words ///warned.sending.radiated

VIRTUAL TOUR LINKS

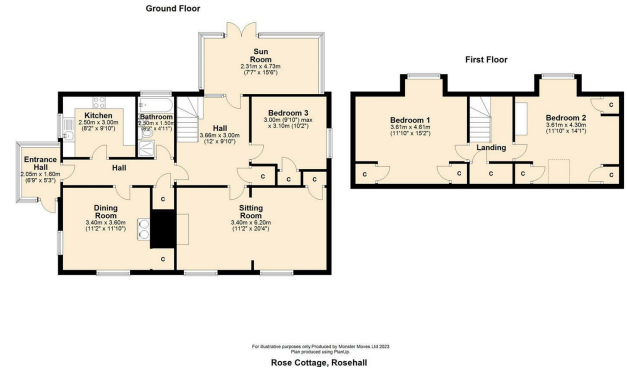
360 Tour - <https://www.madesnappy.co.uk/tour/1g171gba62>

Virtual Tour - <https://youtu.be/YKsvtuA7XEs>

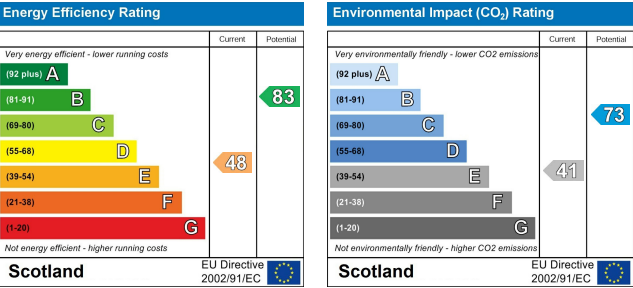
Area Map



Floor Plans



Energy Efficiency Graph







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