



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 coomed 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 coomed 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.sendin.radiated

VIRTUAL TOUR LINKS

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

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

Area Map



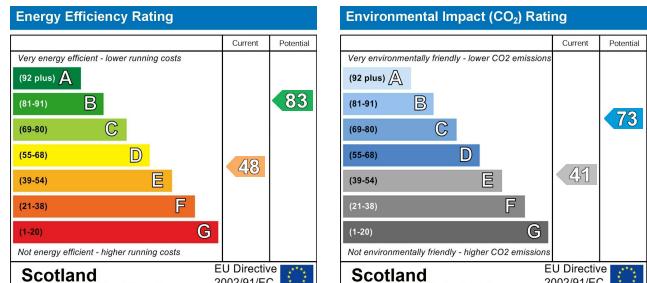
Floor Plans



For illustrative purposes only. Produced by Mander Moves Ltd 2023
Not to scale. Not to plan.

Rose Cottage, Rosehall

Energy Efficiency Graph







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