



29 South Blairbuie

Shinness, Lairg, Highland, IV27 4DN

Offers Over £120,000



UNDER OFFER

A well maintained 3 bedroom crofter's cottage that was built around 1890 and has been modernised and upgraded to include solid fuel central heating and external insulation. The property comprise on the ground floor: sitting room, kitchen and bathroom. On the first floor are three good sized bedrooms. The property sits in a large garden and has off street parking. The boundary has hedging and wire and post fencing. Amazing Scottish Highland views all around.

The village of Lairg is 6 miles east and has all local amenities. Tain is 30 miles and Tesco and Asda deliver.



HALL

Entrance to the property is a the side entrance and leads into a spacious hall where you access the sitting room, kitchen, bathroom and stairs to the three bedrooms

SITTING ROOM

The sitting room has a log burner which works the central heating and hot water. A large picture window and polished laminate flooring.

KITCHEN

A kitchen with fitted units and space for a free standing cooker, fridge/ freezer and washing machine. Window over looks the rear garden and fields beyond.

BATHROOM

A white three piece bathroom suite with overhead shower.

FIRST FLOOR

BEDROOM 1

A large bedroom with dual aspect windows and fitted carpet. Storage cupboard.

BEDROOM 2

A double bedroom with fitted wardrobe and carpet.

BEDROOM 3

The bedroom looks to the rear of the property.

ADDITIONAL INFORMATION

- Council Tax Band - A
- EPC rating -D
- Replacement windows and door approx 2018
- External Insulation added

LOCATION

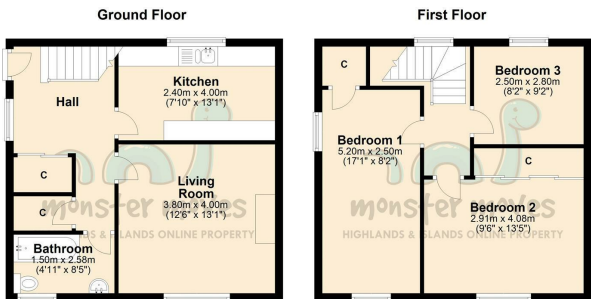
PLEASE DO NOT follow the sat nav
use What3words ///pets.passes.choppers

or follow these directions ;
From Lairg head north along the A839 with the loch on your left, keep on the road past the spar, after leaving Lairg keep on the road until you see a sign saying visit shinness.... turn left and then turn right where the sign says Achnairn and Tirryside, follow this road round for about 3 km you will come to woodside campsite on your right, there isa sign here pointing right to Blairbuie. Turn right up there and follow road for a mile and you will come to 4 houses, it is the third one, the first white one.

Area Map

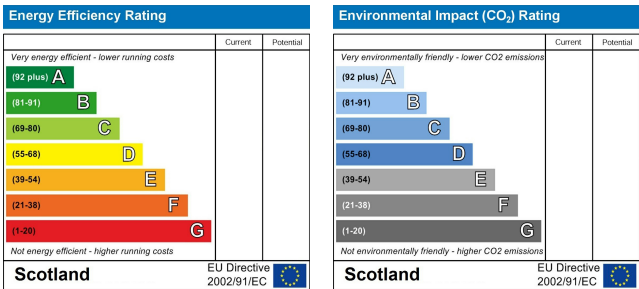


Floor Plans



29 South Blairbuie, Shinness, Lairg

Energy Efficiency Graph







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