

Summersby

Lairg, Sutherland, IV27 4EQ

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Moves

Offers Over £310,000



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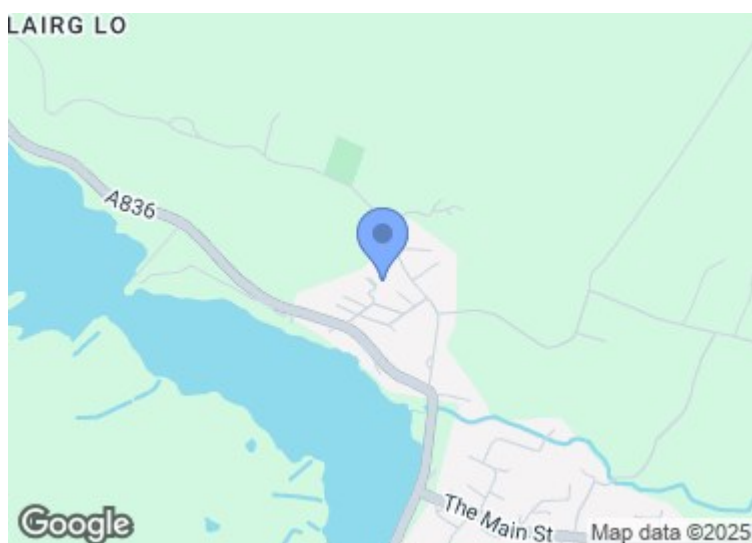
Summersby, Lochside, Lairg is an immaculately presented, detached 3/4 bedroom bungalow, that boasts a spacious and appealing internal living space, in addition to a delightful garden that offers various social areas, perfect for a family looking for a comfortable home. Built in 2006, with all 1's on 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



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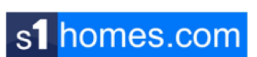
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### BEDROOM 1 with EN SUITE 10'9" x 12'1" (8'6" x 4'3")

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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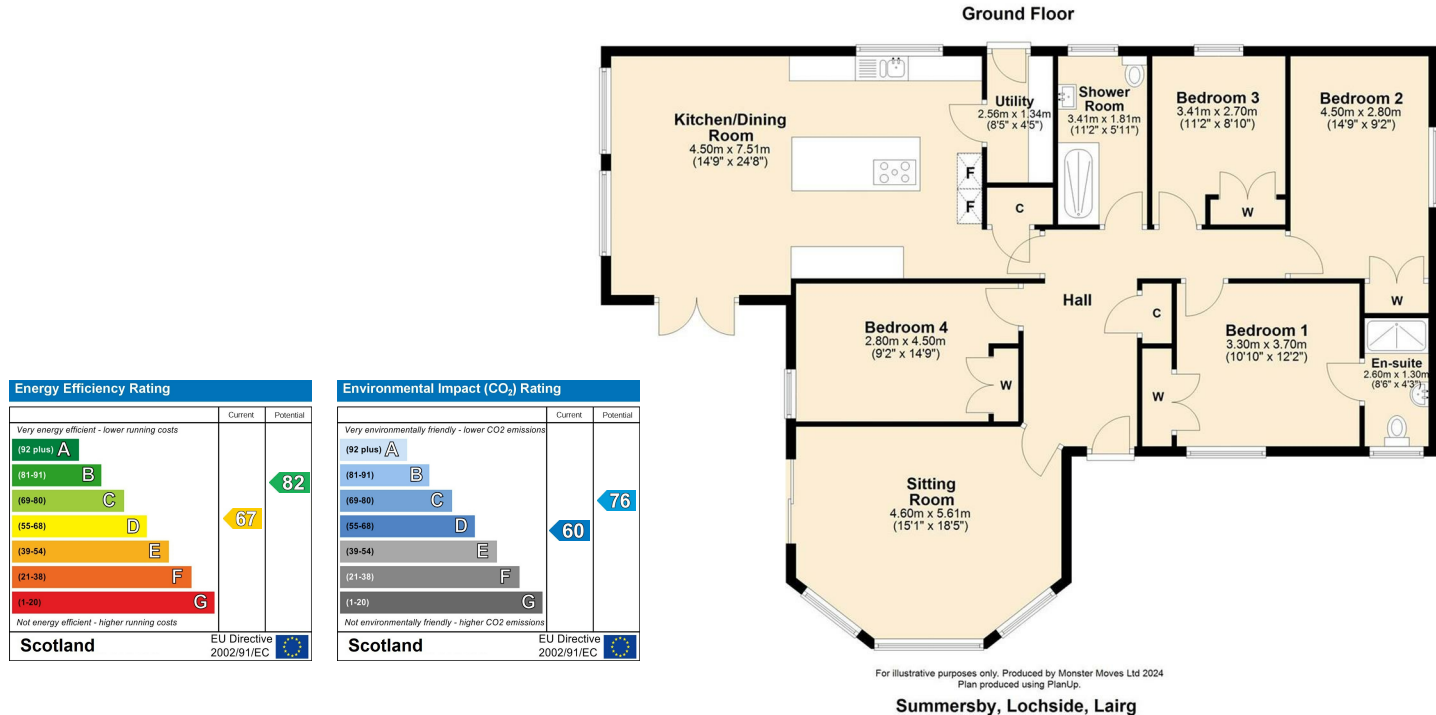


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## BEDROOM 4

9'2" x 14'9"

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

## GARDEN, GARAGE & MOTORBIKE SHED

12'5" x 18'4"

Summersby boasts a delightful garden in an elevated position. The present owners have created a peaceful and pleasant garden, with raised borders featuring mature shrubs, lawn, and a sheltered decked seating area. There is a gravel driveway leading to the single garage with up and over door. The garage is supplied with electric. The oil tank is situated in the rear garden with a fence surround.

A path surrounds the property, leading to the patio area at the rear of the property, perfect for al fresco dining.

Beside the single garage there is also a motorbike shed. This shed features secure locks and has a built in stand for one bike.

## LOCATION

Summersby is located on an elevated position with enviable views south across Loch Shin. The property is surrounded by other architecturally designed properties situated along a private road.

Lairg is a peaceful village in the heart of Sutherland, with an active community, that benefits from local amenities such as primary school, convenience stores, restaurants, hairdresser, and medical practice. Nearby Lairg & District Learning Centre, offers a range of courses, events and workshops in addition to hosting regular farmers markets. There are various outdoor activities available in the surrounding area, an abundance of woodland trails, for walking/cycling. Both hillwalkers and kayakers are spoilt for choice with all that's on offer in this location.

To find this property please use this link for What3words  
<https://what3words.com/guideline.tributes.sectors>



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