

7 West Shinness

Lairg, Sutherland, IV27 4DW

Offers Over £300,000

Monster
Moves



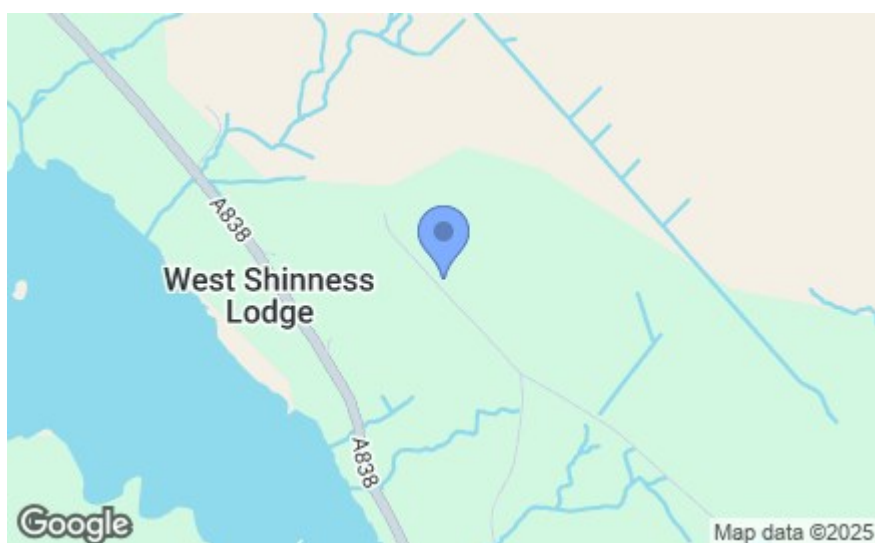
3  2  2  D 

Discover this immaculate three-bedroom bungalow nestled in the peaceful rural setting of West Shinness, near Lairg, in the heart of Sutherland. Enjoy breathtaking and uninterrupted views directly overlooking Loch Shin. Presented in excellent condition, this charming home offers comfortable living amidst stunning natural beauty. Located in an idyllic spot, West Shinness is perfect for those seeking a slower pace of life and outdoor adventures.





- 3 Bedroom Bungalow
- Rural Location
- Stunning Panoramic Views
- Property in Excellent Condition



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



monstermoveshighland
 monster_moves_estate_agents

rightmove

Zoopla

onTheMarket.com

PrimeLocation.com

s1homes.com

VESTIBULE & HALL

Enter the property to the side from the driveway and you are in the vestibule which has a double storage cupboard, and then head into the central hallway.

LOUNGE

11'4" x 18'4"

This cosy lounge has high ceiling and windows on two sides with stunning views across Loch Shin. A stone fire surround with a multi fuel burner and polished slate hearth, fitted cream carpet. Doors enter from the hallway and the dining room. Curtains Not included in sale.

DINING ROOM

11'3" x 11'9"

The dining room sits between the lounge and kitchen and has dual aspect windows with stunning views. cream fitted carpet and a fitted dresser. Curtains not included in sale.

KITCHEN

7'10" x 16'5"

A sleek and modern kitchen from Ferries in Tain, ice blue wall and base units with curved corners and silestone worktop and splashback . Includes Neff integrate appliances, hob, eye level oven and combi oven, hood and free standing dishwasher. There is a full length glass door that exits to the garden. LED lights under wall units. karndean flooring.

BATHROOM

5'5" x 11'1"

A spacious bathroom comprising,;- bath with overhead mains shower, w/c and wash basin in a white vanity unit with storage below basin, mirror above, heated white towel rail.

BEDROOM 1 with EN SUITE

11'2" x 13'5"

The principle bedroom has fitted cream carpet, double wardrobe and an en suite shower room comprising, large shower enclosure and mains shower, white pedestal wash basin and w/c, white towel rail.

BEDROOM 2

12'8" x 9'9"

A double bedroom with fitted pale green carpet and two double wardrobes.

BEDROOM 3

7'8" x 9'11"

Presently used as a craft room



Thistle House, Main Street, Golspie, KW10 6TG

sales@monster-moves.co.uk

www.monster-moves.co.uk

Sutherland - 01408 525001

Inverness - 01463 263063



[montermoveshighland](https://www.facebook.com/montermoveshighland)



[monster_moves_estate_agents](https://www.instagram.com/monster_moves_estate_agents)



UTILITY

6'1" x 11'3"

A spacious utility with base and wall units, sink, worktop, space for washing machine tumble drier, fitted larder store and laundry rack from the ceiling.



ATTIC SPACE

Velux window, Part boarded, Loft ladder from hallway, lighting

GARAGE & GARDEN

The cottage sits in an enclosed garden (approx 0.35 acre) with private driveway and parking for a number of vehicles. A large grassed area with rockery and seating areas, raised beds, mature hedging and trees. A wooden garden shed is located in the far off corner with a wild life garden and pond. The garage to the rear of the property has space for vehicle and storage or a workshop.. A velux window and electric remote roller door along with power sockets and light.

ADDITIONAL INFORMATION

Tesco and Asda online delivery

Blinds and curtain are included except lounge and dining room.

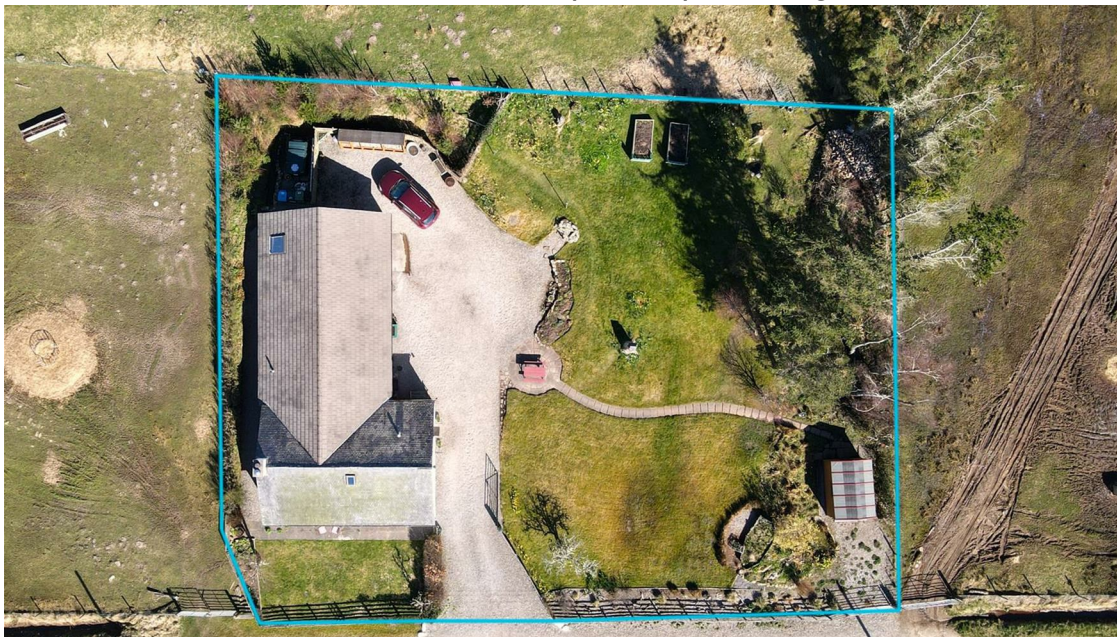
Exterior decorated 2024



LOCATION

Enjoy breathtaking and uninterrupted views directly overlooking Loch Shin. Located in an idyllic spot, West Shinness is perfect for those seeking a slower pace of life and outdoor adventures. Nestled in a rural location just 6 miles north of Lairg in the heart of Sutherland. The charming village of Lairg provides essential services such as a primary school, convenience stores, a petrol station, restaurants, a hairdresser, and a medical practice. The active community in Lairg also benefits from the Lairg & District Learning Centre, which hosts various courses, events, and regular farmers markets. For nature lovers, the property's proximity to Loch Shin and the surrounding Sutherland landscape offers endless opportunities for outdoor adventure, including trails for walking and cycling, and excellent options for hillwalking and kayaking.

What3words ///duplicate.opens.caring



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG

sales@monster-moves.co.uk

www.monster-moves.co.uk

Sutherland - 01408 525001

Inverness - 01463 263063



montermoveshighland



monster_moves_estate_agents

rightmove

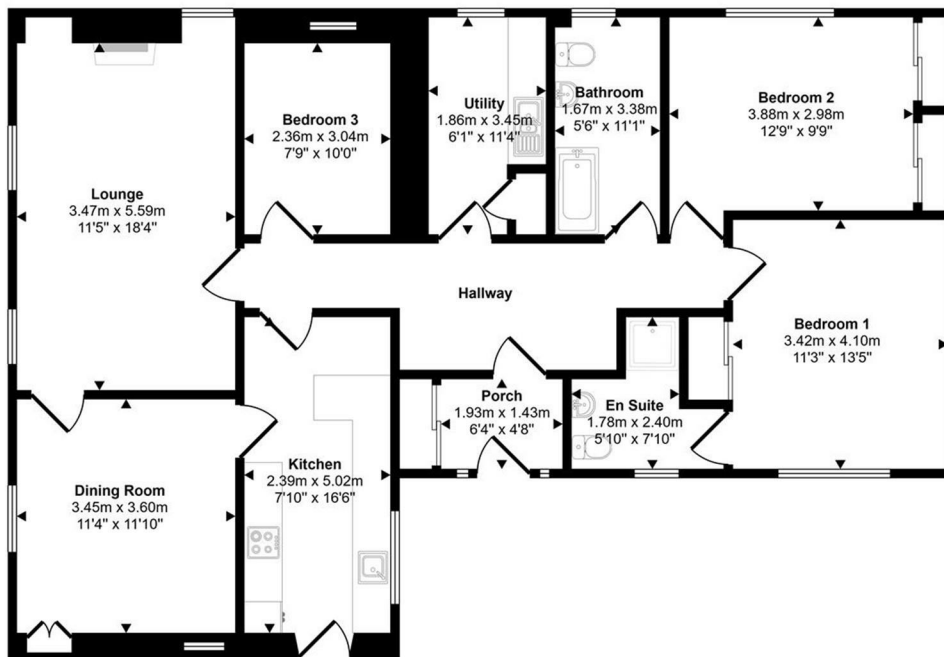
Zoopla

onTheMarket.com

PrimeLocation.com

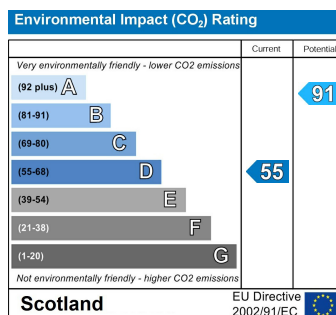
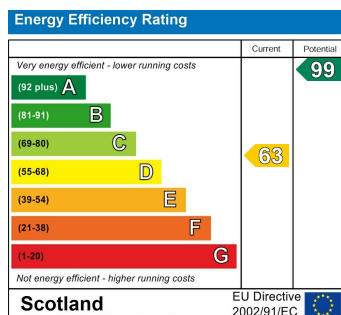
s1 homes.com

Approx Gross Internal Area
125 sq m / 1345 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063

PRS
Property Redress Scheme



monstermoveshighland



monster_moves_estate_agents

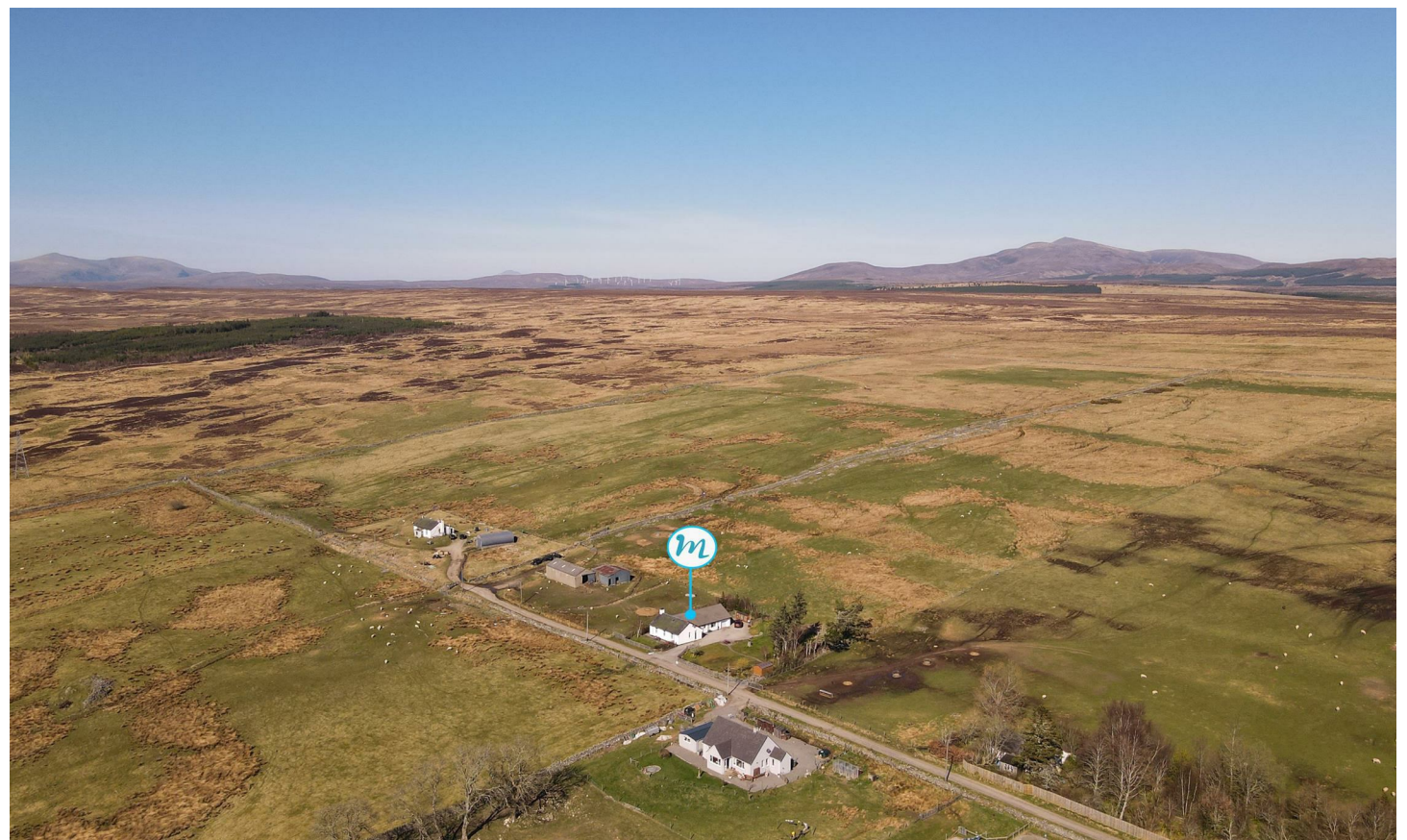
rightmove

Zoopla

OnTheMarket.com

PrimeLocation.com

s1homes.com



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



montermoveshighland



monster_moves_estate_agents

rightmove

Zoopla

nTheMarket.com

PrimeLocation.com

s1homes.com

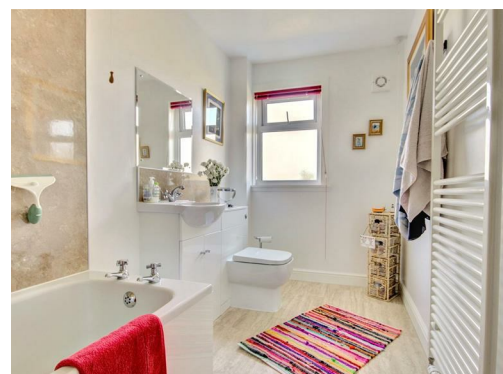


Council Tax
Highland Council Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of 7 West Shinness, Lairg, Sutherland IV27 4DW, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Thistle House, Main Street, Golspie, KW10 6TG
sales@monster-moves.co.uk
www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063



[montermoveshighland](https://www.facebook.com/montermoveshighland)



[monster_moves_estate_agents](https://www.instagram.com/monster_moves_estate_agents)

