

7 West Shinness  
Lairg, Sutherland, IV27 4DW

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Offers Over £300,000



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



Thistle House, Main Street, Golspie, KW10 6TG

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## 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



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## 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



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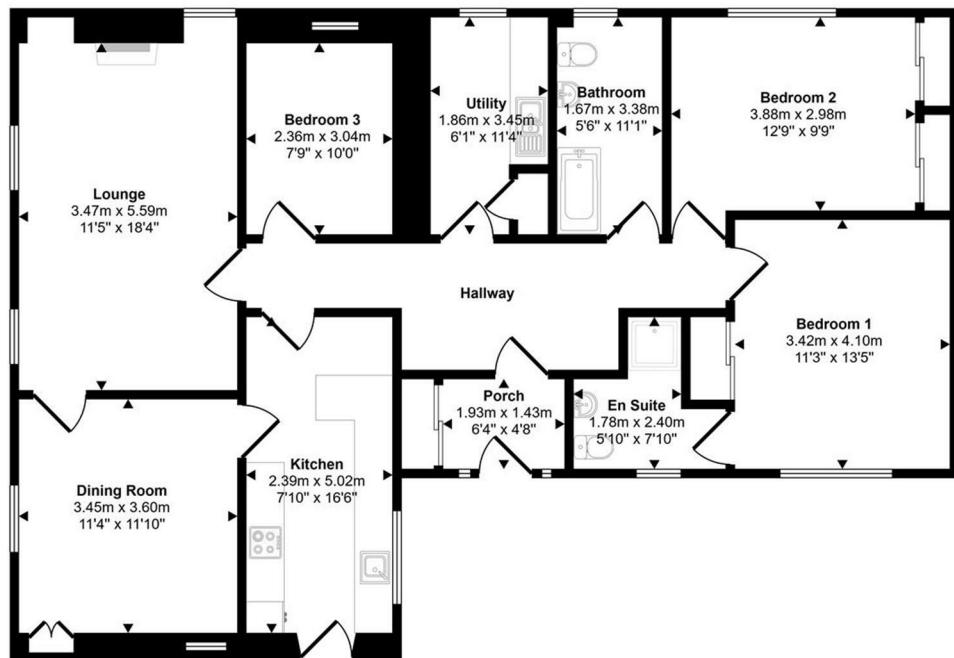


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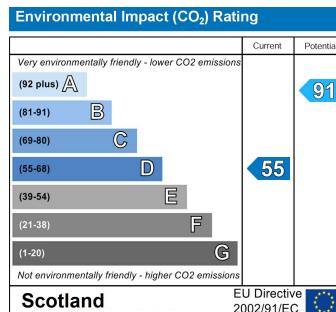
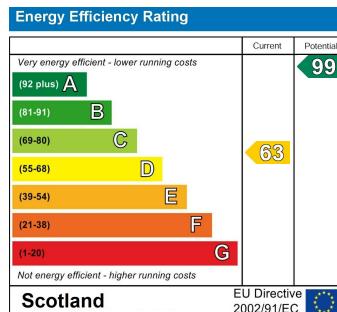
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Approx Gross Internal Area  
125 sq m / 1345 sq ft



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.



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**PRS**  
Property Redress Scheme

**Living Wage**  
Foundation

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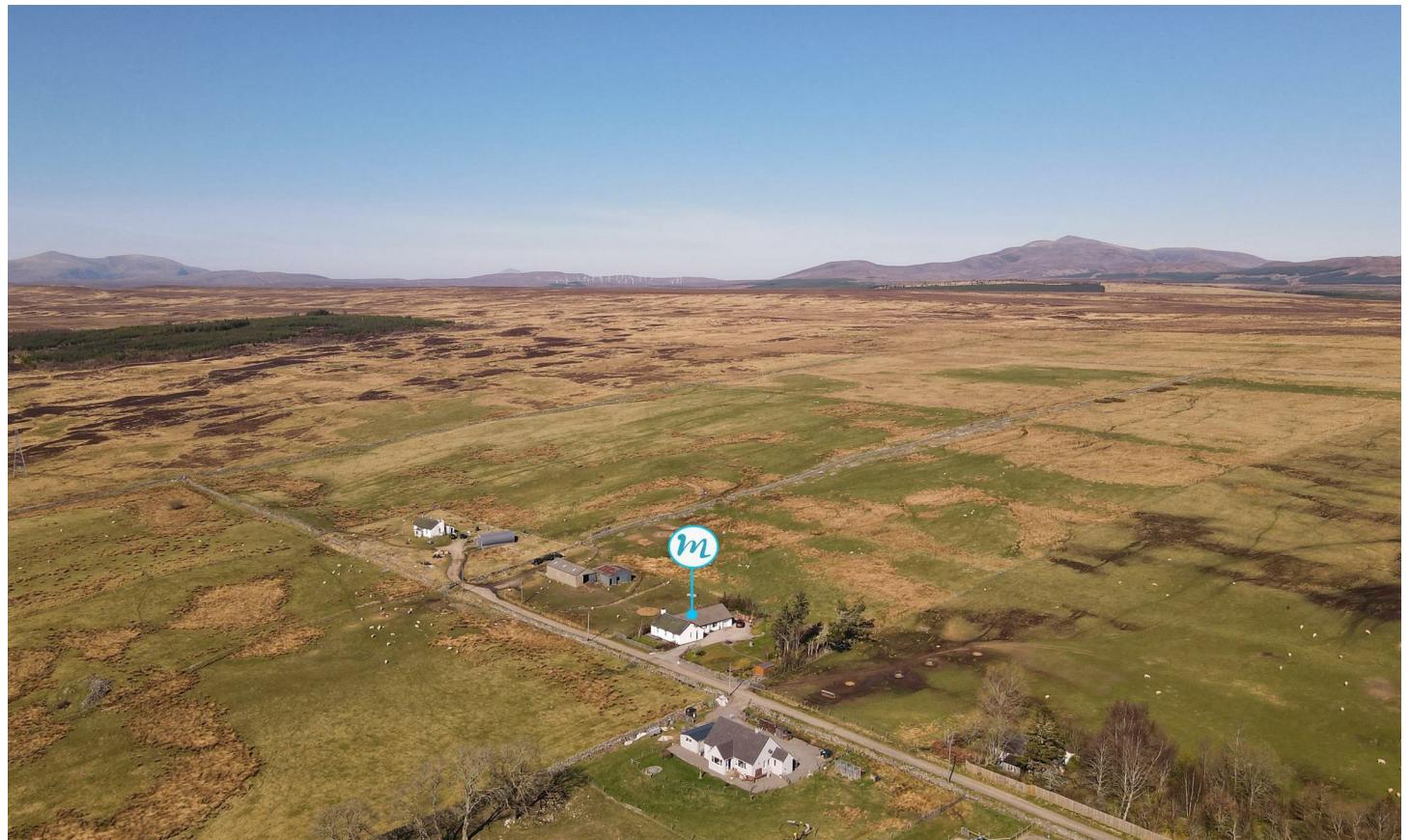
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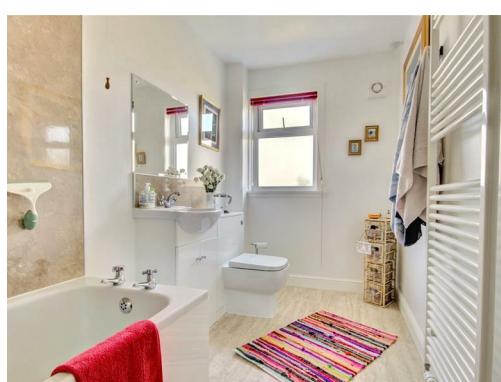
**Council Tax**  
Highland Council Band E

**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](mailto:sales@monster-moves.co.uk)



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