



Three Chimneys, Altass, Lairg Sutherland IV27 4EU

Offers Over £400,000    4     3     2     C 

## UNDER OFFER

Three Chimneys is a stunning property that sits in the heart of the Highlands on an elevated position above the Kyle of Sutherland. The property is built in 2009 and makes the most of the location. Three Chimneys comprises;- 4 bedrooms (1 with en suite), 2 sitting rooms, bathroom, shower room, utility and kitchen/diner. The property sits on 1.5 acre garden and has a garage, workshop poly tunnel and mature garden.





HALL

A central hallway with access from the decked area into the rooms on the ground floor and stairs to the first floor. A double fitted cupboard for linen and an understairs cupboard. Oak wooden floor.

KITCHEN/DINER

15'5" x 20'4"

The kitchen diner has dual aspect windows and an abundance of base and wall units. Belfast sink and tiled splash back. Integrated Neff fridge /freezer, dish washer, combi microwave grill , waste- bins, wine cooler and wine rack. Electric Aga. Dining area. Ceramic tiled floor. Double doors which lead to living room.

SITTING ROOM

11'1" x 15'5"

The sitting room faces south over the garden with double height glass windows and an inset multi fuel burner in the central wall. Fitted carpet and wall lights.

LIVING ROOM

13'9" x 13'1"

The living room faces east and south with double height glass windows and wood burning stove. Oak wooden floor. Wall lights.

UTILITY

9'10" x 5'2"

The house can also be accessed through the rear door and into the utility, where there are storage cupboards, granite worktop, Belfast sink and space for washing machine and tumble dryer. Ceramic tiled floor..

MASTER BEDROOM WITH EN SUITE

15'5" x 13'5" 6'6" x 8'10"

The master bedroom is on the ground floor and has French doors leading out to the decked area. The room is neutrally decorated walls and fitted carpet. Walk-in dressing room with hanging rails and shelving. The en- suite comprises;- a white 3 piece bathroom suite and a large shower enclosure with mains supply shower. Travertine tiles on the walls and ceramic tiles on the floor. Chrome heated towel rail.

BEDROOM 2

14'9" x 9'10"

Bedroom two is also on the ground floor and is presently used as an study. Shelled storage cupboard.

SHOWER ROOM

5'7" x 7'6"

The shower room comprises ; WC, wash hand basin and a large shower enclosure with mains supply shower. Travertine tiles on the walls and ceramic tiles on the floor. Chrome heated towel rail.

FIRST FLOOR

Carpeted stairs lead to the first floor landing with 2 double bedrooms and a family bathroom. South facing window overlooking the large garden.

BEDROOM 3

14'9" x 15'5"

A large bedroom with dual aspect windows, a dormer window facing south and velux window facing the rear. Fitted carpet and a wardrobe.

BATHROOM

5'6" x 10'2"

The family bathroom comprises a white suite, WC, wash hand basin, bath and a large shower enclosure with mains supply shower. Travertine tiles on the walls and ceramic tiles on the floor. Chrome heated towel rail.

BEDROOM 4

14'9" x 16'4"

A large bedroom with dual aspect windows, a dormer window facing south and velux window facing the rear. Fitted carpet and a wardrobe.

GARAGE, GARDEN & OUTBUILDINGS

The garage (5.90m x 3.51m) is attached to the property and is accessed by a Thermoglide electric door at the front and a side door. Work tops and sink to the rear with base units.

The garage has a fully floored loft space accessed by a ladder, providing additional storage space.

A 'man' cave is to the side of the garage and has electric power and light to it.

The garden to the front has a gravelled driveway and parking for a number of cars. Three sheds and 2 log sheds next to the garage.

There are mature trees where you can watch the red squirrels and wild birds.

To the south is the bulk of the garden with steps from the expansive decked area that is accessed from the hall, master bedroom and living room. Steps lead down to the well maintained garden with wild flower beds, raised planters a poly tunnel and a greenhouse.

Beyond this is natural woodland and further down is a number of bee hives with a small shed adjacent.

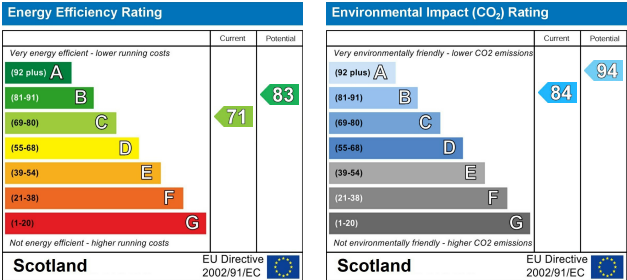
AREA MAP

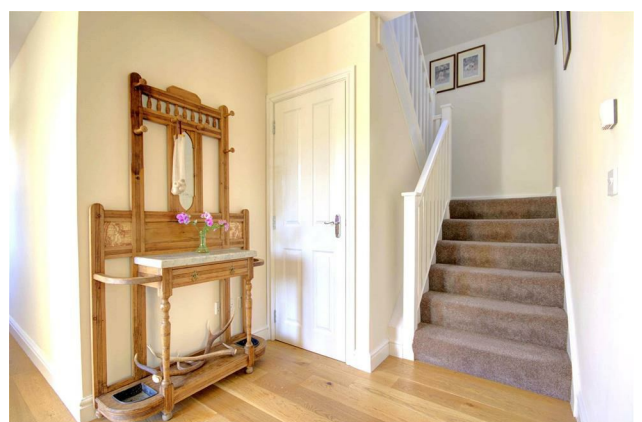


FLOOR PLANS



ENERGY EFFICIENCY GRAPH





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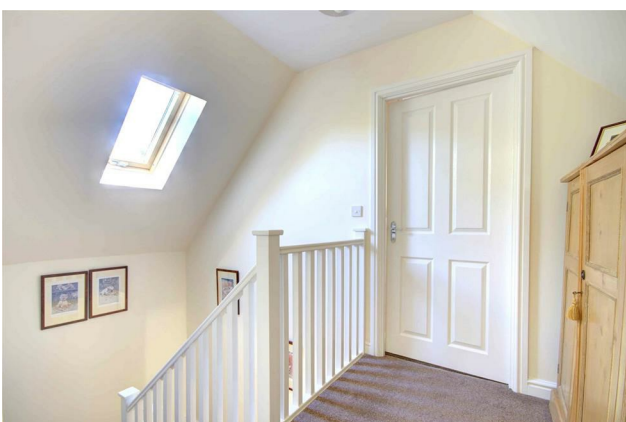
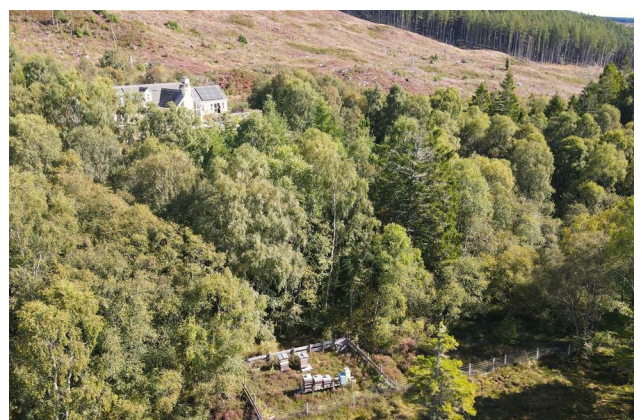
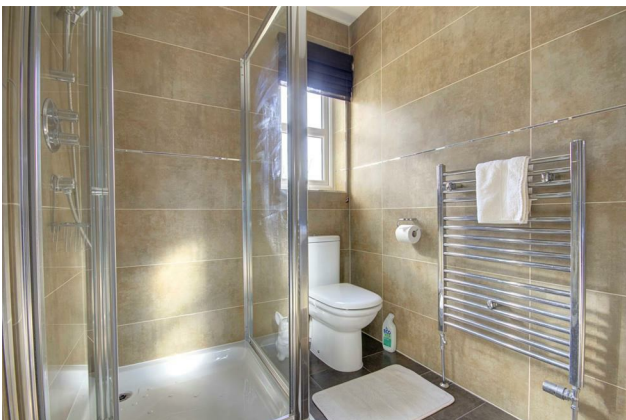
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