



The Steading, 34A

Lairg, Highland, IV27 4EU

Offers Over £199,000



****UNDER OFFER****

The Steading is located in the crofting community of Altass, approximately three miles east of the village of Rosehall in Central Sutherland. The property has stunning views across the Kyle of Sutherland. The house comprises : sitting/dining/sun room , kitchen, utility, and wet room on the ground floor. 2 double bedrooms and bathroom on the first floor. There is a private garden and driveway parking for 2 cars
A range of amenities are available in Lairg 8 miles north and Tain which lies approximately twenty five miles to the south east.



HALL

Entrance to the property is through the door at the side of the property where you access utility, wet room, kitchen and stairs the first floor.

KITCHEN

The kitchen has ample base and wall units and integrated eye level oven and grill, fridge/freezer and dishwasher, gas hob and cooker hood. There is a breakfast bar with further cupboards below and an under stairs cupboard.

UTILITY

Utility has plumbing for washing machine and space for a tumble drier with vent, along with storage.

WETROOM

The wetroom has a walk in shower enclosure, white w/c and wash basin.

SITTING/DINING ROOM

This stunning room has a sitting and dining area with a central fireplace between. There is a multi fuel burner in a feature stone fireplace. Access either side of the chimney takes you to the sun lounge area with panoramic views over the garden and the glen to the side.

FIRST FLOOR

Stairs to the first floor landing, 2 bedrooms and bathroom. A seated area with storage below.

BEDROOM 1

A magnificent bedroom with two glazed doors at the end of the room leading out to the balcony. There are 3 further Velux windows making this room very bright. Step out on to the balcony and there is ample space for tables and chairs to allow you to enjoy the vista.

BATHROOM

The bathroom comprises: white 3 piece suite bath with overhead electric shower and folding shower screen, wash basin and w/c.

BEDROOM 2

A double bedroom with fitted wardrobe and velux window.

GARDEN

There is an enclosed garden to the front (south) of the property and has privacy hedging all around and a wood shed. The garden is accessed either from a gate at the side of the property and French doors leading from the sunroom. In the rear garden is a wooden shed.

ADDITIONAL INFORMATION

Council Tax Band - D
EPC Rating - D
Oil Fired Central Heating

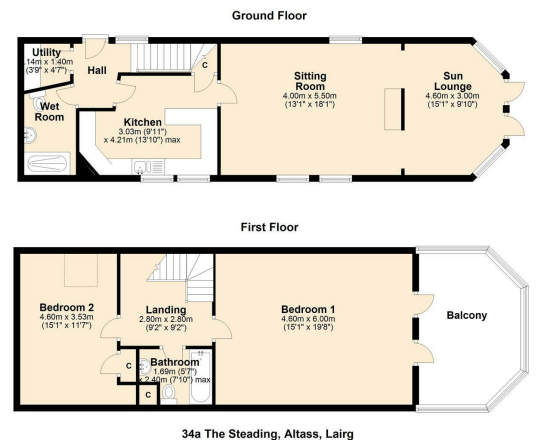
LOCATION

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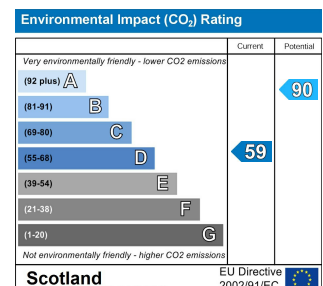
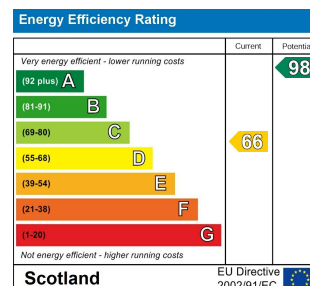
Area Map

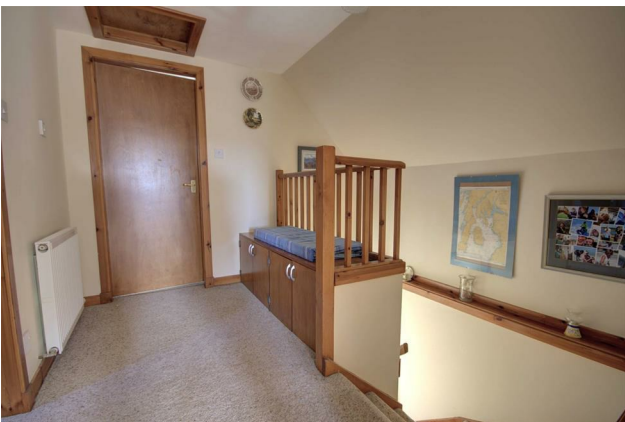
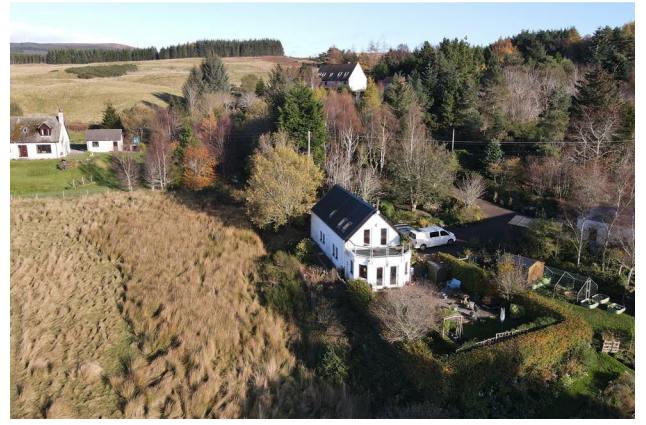


Floor Plans



Energy Efficiency Graph







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