



5 TIRRYSIDE LAIRG IV27 4DL



Detached 4 Bedroom Property with land

- » PORCH
- » LOUNGE
- » DINING ROOM
- » KITCHEN
- » UTILITY ROOM
- » INNER HALLWAY
- » PANTRY
- » W.C.
- » REAR VESTIBULE
- » 4 BEDROOMS
- » BATHROOM
- » OIL CENTRAL HEATING
- » DOUBLE GLAZING
- » GARDEN
- » STEADING / STABLE
- » GARAGE
- » 34 ACRES OF LAND APPROX

YORK HOUSE
20 CHURCH STREET
INVERNESS

TELEPHONE
01463 253911

www.propertyinverness.com



HSPC Ref: AN 01 - 41156

OFFERS OVER £225,000

DESCRIPTION

This detached villa would benefit from some modernisation, however appreciates oil central heating and is double glazed. The lounge is a well proportioned room with open fireplace and the kitchen, although dated, is a good size with access to a separate utility room. The bedrooms are all doubles having fitted wardrobes, with those to the front enjoying a pleasant aspect across the garden to Loch Shin and hills beyond. The house comes complete with garden ground, orchard, vegetable garden and play area, together with grazing land totalling in all around 34 acres. This is an ideal property for those wishing a complete lifestyle change and offers the opportunity for you to run your own small holding.



LOCATION

Pleasantly situated in the small rural picturesque hamlet of Tirryside some 3 miles from Lairg. Local amenities are available in Lairg where there is a primary school, convenience shop, petrol station, doctors medical practice, post office, police station and railway station. Secondary school aged children would be bussed to Golspie some 18 miles distant. Leisure pursuits such as walking, climbing, golf and fishing etc. are all available near at hand. Inverness, the Highland Capital with all its services and amenities is some 52 miles distant.

DIRECTIONS

From Inverness take the A9 road north heading for Evanton. Take the B9176 to Bonar Bridge and onto Lairg (Tongue road). Take a left (signposted Durness) approximately 2 miles after you leave Lairg and travel along this road until the road veers sharply to the left - turn right here (signposted Tirryside). Follow this road for approximately 0.5 mile and number 5 is the 4th house on the right.

ACCOMMODATION

PORCH 3.27m x 1.75m (10'9" x 5'9")

Set to the front of the property with UPVC door opening to the garden. Windows on three sides looking over the garden to countryside beyond. Fluorescent strip light. Door with glazed panels to the lounge.

LOUNGE 5.18m x 4.21m (17'0" x 13'10") at longest & widest

Set to the front of the property with recessed window overlooking the garden to countryside beyond. The stone open fireplace has a wooden mantel and tiled hearth and provides a pleasing as well as cosy focal point. Recessed shelving. Two



pendant ceiling lights. Smoke detector. Telephone point. Door to shelved cupboard housing the electric meter and fuse box. Doors to the porch and the kitchen and opening to the dining room. Stairs to upper accommodation.



DINING ROOM 4.20m x 3.24m (13'9" x 10'8") at longest & widest

This is a good sized room, set to the front of the property with recessed window overlooking the garden. Radiator. Pendant ceiling light.



KITCHEN 3.21m x 2.81m (10'6" x 9'3")

Fitted with base and wall units incorporating stainless steel sink with drainer. Large electric cooking range with ceramic hob, double oven and grill. Tiled along one work and to the back of the range. Fluorescent strip light. Telephone point. Radiator.





Carpeting. Window to rear to the outbuildings. Opening to the utility room. Doors to inner hallway and lounge.

UTILITY ROOM 2.77m x 2.44m (9'1" x 8'0")

Carpeting. Window to rear to the outbuildings. The dishwasher, larder fridge freezer, washing machine and tumble dryer are available subject to negotiation. Pendant ceiling light. Wall shelving. Floor mounted boiler.

INNER HALL 1.93m x 1.09 (6'4" x 3'7")

Vinyl style floor tiling. Ceiling light. Hatch to loft space. Recessed area with shelf and coat hooks. Doors to pantry, w.c., vestibule and kitchen.

PANTRY 1.74m x 1.00m & 1.45m x 0.85m (5'9" x 3'3" & 4'9" x 2'9")

Wall shelving. Ceiling light.

W.C. 1.93m x 1.80m (6'4" x 5'11")
at longest & widest points

Fitted with w.c. and wash hand basin. Vinyl style floor tiling. Shaver point. Wall mounted units with mirror and shelf. Pendant ceiling light. Wall mounted electric heater. Opaque window to rear. Recessed area with shelving and coat hooks.

REAR VESTIBULE 1.08m x 0.77m (3'7" x 2'6")

Vinyl style floor tiles. Door with opaque glazed panel to the driveway at the rear.

And on the First Floor

The staircase with hand rail leads from the lounge to the **LANDING**: Pendant ceiling light. Door to shelved cupboard. Doors to bedrooms and bathroom. Velux window to the front with wide display shelf below incorporating cupboard space underneath.

BATHROOM 2.24m x 1.70m (7'4" x 5'7")

Fitted with a white suite incorporating bath with shower, curtain and rail, w.c. and wash hand basin with tiled splash-back. Carpet. Tiled around bath and shower. Ceiling light. Opaque window to the rear. Wall shelving. Radiator. Wall mounted electric heater.



BEDROOM 1 3.65m x 3.23m (12'0" x 10'7")
at widest

Set to the front of the property with dormer window appreciating a pleasant outlook across the garden and surrounding countryside to the Firth and hills beyond. Carpet. Radiator. Pendant ceiling light. Double sliding doors to fitted wardrobe with hanging rail and shelf.



BEDROOM 2 3.58m x 3.19m (11'9" x 10'6")

Again set to the front with dormer window appreciating a pleasant view across the garden and surrounding countryside to Firth and hills beyond. Carpet. Pendant ceiling light. Wall shelving. Radiator. Double sliding doors to fitted wardrobe with hanging rail and shelf.



BEDROOM 3 3.35m x 2.90m (11'0" x 9'6")

Set to the rear of the property with window overlooking the surrounding countryside to woodland beyond. Double sliding doors to the fitted wardrobe with hanging rail and shelf. Carpet. Pendant ceiling light. Wall shelving. Telephone point. Radiator.

BEDROOM 4 3.03m x 2.90m (9'11" x 9'6")

Set to the rear with window looking over the outbuilding rooftop to countryside beyond. Carpet. Pendant ceiling light. Radiator. Double sliding doors to the fitted wardrobe with hanging rail and shelf. Door to further fitted wardrobe with hanging rail and shelf.

STEADING / STABLE**7.59m x 4.66m (24'11" x 15'3")**

Set to the rear of the property, this is a stone building with slate roof and cobblestone floor. Door to front and further stable door to front. Window.

GARAGE / WORKSHOP**10.55m x 5.35m (34'7" x 17'7")**

With power and light, this building is partitioned into 3 sections with opening through from one to the next incorporating garage, workshop and storage area. The garage has an up and over door, the work shop has a door to front and the storage area has double doors to the front. This is a concrete block built building with corrugated roofing.

GARDEN & LAND

The house is set in garden grounds mainly laid to grass with planted areas and stone built patio. Large vegetable garden. Grassed and enclosed play area. Chicken coup. Orchard planted with 24 8ft tall fruit trees including apples, pears, plums, damson, greengauge, and cherries. Greenhouse. Large and small ponds. Sand pit. The land included in the sale in total extends to around 34 acres.

HEATING

The property benefits from oil fired central heating.

View from upper floor**GLAZING**

The subjects are double glazed with the exception of the glass panel in the rear door.

EXTRAS

All fitted floor coverings and the cooking range is included in the sale price. All other appliances may be included in the sale subject to negotiation.

COUNCIL TAX

The current Council Tax band on this property is band D. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

Contact Anderson, Shaw & Gilbert on 01463 253911 or the Highland Solicitor's Property Centre on 01463 231173 to arrange an appointment to view.

OFFERS

All offers must be submitted in an envelope marked "OFFER FOR 5 TIRRYSIDE, LAIRG".

REF: LFB**ENQUIRIES**

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED.

Tel: (01463) 236123.

Fax: (01463) 711083

E-MAIL – lburns@solicitorsinverness.com



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THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

