



HANNAH HOMES

ESTATE & LETTING AGENTS



The Stables, Saval Road, Lairg, IV27 4EH

Newly completed three bedroom detached home on the outskirts of Lairg. Panoramic views and large garden grounds (approx. 2.5 acres). The accommodation comprises: Hall; family bathroom; kitchen/diner; lounge with stove; 3 bedrooms (all en-suite). The property is double glazed throughout with solid fuel heating and ground source underfloor heating.

Lairg is an ideal location for exploring the highlands and is a great base for walking, fishing and golf. The property is close to general grocery stores, a Post Office and a Bank of Scotland.

There is a primary school in the village and secondary education is provided at Golspie High School.

OFFERS IN REGION OF £250,000

- **Detached property**
- **Living room with stove**
- **Kitchen/diner**
- **Bathroom**
- **Utility room**
- **Double glazing**
- **Three bedrooms (all en-suite)**
- **Approx 2.5 Acres land and stables**
- **Gravel driveway all around property**
- **EPC— C**



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email: mail@hannah-homes.co.uk



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Entry to the property is through the front door which opens to:-

ENTRANCE VESTIBULE

Tiled floor. Door to:-

HALL

Tiled floor, under stairs cupboard

KITCHEN/DINER

approx. 5.45m x 4.4m

Fitted base units and worktops. Singe with drainer and mixer tap. Free standing electric range cooker. Splash back above work tops. Two windows to side and two windows to the rear. Underfloor heating.

LIVING ROOM

approx. 4.4m x 3.9m

Bright and spacious room with windows to both sides and patio doors opening out to the rear of the property. Wooden flooring, multi fuel stove. Underfloor heating.

BATHROOM

approx. 3.1m x 3.3m

Three piece suite with mixer shower over bath. Wet wall panels all around room. Window to the front and side of the property. Underfloor heating.

UTILITY ROOM

approx. 1.95m x 2.0m

Sink with mixer tap. Central heating boiler and plumbed for washing machine.. Underfloor heating.

STAIRS UP TO LANDING

BEDROOM ONE

approx. 5.4m x 4.5m

Double aspect windows, combed ceilings. Carpet. Radiator.

En suite: Shower cubicle with electric shower. WC and wash hand basin. Carpet

BEDROOM TWO

approx. 4.4m x 4.0m

Double aspect windows, combed ceilings. Carpet. Radiator.

En suite: Shower cubicle with mixer shower. WC and wash hand basin. Carpet

BEDROOM THREE

approx. 4.4m x 3.4m

Double aspect windows, combed ceilings. Carpet. Radiator.

En suite: Shower cubicle with mixer shower. WC and wash hand basin. Carpet

EXTERNAL

The property benefits from approx. 2.5 acres of surrounding land. Gravel driveway extends all around the property. Garden leading to front door has a traditional stone wall and large flower bed in centre of driveway. There are stables and large area of land ideal for grazing.

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SERVICES

Mains electric, septic tank and spring water supply

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently Band

VIEWING

By arrangement with the selling agents.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES**:-

22 High Street, Alness,

Ross-shire, IV17 0PS.

Tel:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.primelocation.com; www.zoopla.co.uk and our facebook page.

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