



HANNAH HOMES

ESTATE & LETTING AGENTS



**Kestrel Lodge, Saval Road,
Lairg, Sutherland. IV27 4EH**

Newly completed four bedroomed detached property set in approximately one acre of land on the outskirts of Lairg. Panoramic views and large garden grounds with a pond. The accommodation comprises: Utility room, hall, family bathroom; kitchen/diner; lounge with multi fuel stove, sitting room/dining room; 4 bedrooms (3 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 and a Post Office.

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 multi fuel stove**
- **Kitchen/diner**
- **Four bedrooms (3 en-suite)**
- **Downstairs bathroom**
- **Utility room**
- **Double glazing**
- **Graveled driveway**
- **Large pond with wildlife area**
- **EPC— C**



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

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



Kestrel Lodge, Saval Road, Lairg, IV27 4EH

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

ENTER INTO UTILITY ROOM

approx. 1.93m x 4.67m (6'4" x 15'4")

Door to:-

KITCHEN/DINER

approx. 5.92m x 4.41m (19'5" x 14'6")

Fitted base units and worktops. AGA. Separate hob and integrated oven. Windows to side and to the rear.

LIVING ROOM

approx. 6.56m x 5.01m (21'6" x 16'5")

Bright and spacious room with patio doors. Wood burning stove.

Through to:-

HALL

Access to

FAMILY BATHROOM

approx. 2.77m x 2.81m (9'1" x 9'2")

Three piece suite with separate shower cubicle with electric shower.

LARGE STORAGE CUPBOARD/CLOAKROOM AT END OF HALL

STAIRS FROM LIVING ROOM UP TO LANDING

BEDROOM ONE

approx. 5.20m x 4.41m (17'1" x 14'5")

Large master bedroom, large walk in cupboard/dressing room. Combed ceilings. Carpet. Radiator.

En suite: bathroom with over bath shower. **approx. 2.72m x 2.62m (8'11" x 8'7")**

BEDROOM TWO

approx. 3.50m x 3.25m (11'6" x 10'8")

Single bedroom, combed ceilings. Radiator.

En suite: Shower cubicle, wash hand basin and WC. **approx. 1.68m x 2.34m (5'6" x 7'8")**

BEDROOM THREE

approx. 5.20m x 4.42m (17'1" x 14'6")

Large double bedroom, combed ceilings. Carpet. Radiator.

En suite: bathroom with shower hose on bath. **approx. 4.43m x 2.76m (14'6" x 9')**

BEDROOM FOUR (downstairs)

approx. 3.13m x 4.42m (10'3" x 14'6")

Double aspect windows

EXTERNAL

The property benefits from a large amount of surrounding land. Gravel driveway extends all around the property. Garden leading to front door has a traditional stone wall and large flower beds. There is a pond and the large area of land could be ideal for grazing.

SERVICES

Mains electric, septic tank and water bore hole.

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; www.s1homes.com and our facebook page.

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