

Tor Aluinn, Coldbackie, Lairg, Sutherland



Offers Over £130,000

Situated in the rural hamlet of Coldbackie, approximately 3 miles from Tongue, this 4/5 bedroom house boasts outstanding uninterrupted views over Coldbackie Bay to the Rabbit Islands and beyond to the open sea at the front and views across the Sutherland countryside to the rear. Accommodation consists of vestibule, hallway, lounge, wet room, kitchen, dining room and 5th bedroom/ study on the ground floor with a further 4 bedrooms on the upper floor. Although in need of some modernisation, the property already benefits from double glazing and recently installed oil central heating. Outside there is a lean to garage with off road parking and gardens to the front and rear. Energy Efficiency Rating: F

- 4/5 Bedroom property
- Excellent opportunity
- Rural location
- Outstanding sea views
- Requires some modernisation
- Garage and off road parking
- Oil central heating
- Double Glazing
- Viewings essential
- Energy Efficiency Rating: F

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Accommodation



You enter the property through the vestibule with tiled floor and a small window to the front. A glass panel door leads into the hallway which in turn gives access to the lounge, wet room, dining room and staircase to the upper floor. A large cupboard under the stairs and another which would have been the original front door provide storage and a window to the front allows lots of light. The hallway, lounge, dining room, staircase, landing and 2 of the bedrooms are fitted with carpet while the kitchen and wet room have vinyl flooring. Bedrooms 1, 2 and 5 have bare floorboards.

The spacious lounge has a large bay window to the front with window seat making the most of the fantastic sea views, and another window to the rear. An imposing working fireplace and original features including the maid's bell and picture rail make this a lovely room, ideal for entertaining.

The recently installed wet room is fitted with a white WC and wash hand basin. The shower area is fitted with an electric shower. 2 windows to the rear provide light and ventilation.

At the end of hallway is the dining room. This room houses an oil burning Aga and has a window to the front, built in cupboard and an exposed beam ceiling. A door leads off to bedroom 5/study which also has a exposed beam ceiling and has a window to the rear. A 2nd door from the dining room leads into the kitchen. The kitchen is basic and in need of modernisation. It has a window to the rear and a door giving access to the rear garden area. These 3 rooms provide potential for a more modern layout.

On the upper floor the split level landing gives access to 4 double bedrooms and a large walk in cupboard. A window on the staircase and another on the landing, provide lots of natural light. Each of the 4 bedrooms have built in storage with bedroom 1 also having a feature fireplace. Bedrooms 1, 3 and 4 have windows to the front, while bedroom 2 has a window to the rear.

Outside, the property has a lean to garage which houses the oil tank, and off road parking. The garden to the front is laid to lawn and a path leads along the side to the rear where there is a patio area with steps up to an overgrown garden with mature trees and views over the countryside beyond.

Services: Mains water and electricity. Oil central heating.

Vestibule 4' 9" x 4' 6" (1.44m x 1.38m)

Hallway 25' 9" x 7' 9" (7.84m x 2.37m)

Lounge 19' 7" x 13' 6" (5.98m x 4.12m)

Wet Room 10' 6" x 8' 0" (3.21m x 2.43m)

Dining Room 11' 11" x 10' 0" (3.64m x 3.06m)

Study/Bedroom 5 8' 0" x 7' 6" (2.44m x 2.28m)

Kitchen 10' 2" x 6' 11" (3.1m x 2.11m)

Landing 25' 9" x 3' 3" (7.84m x 1.0m)

Bedroom 1 13' 9" x 10' 0" (4.2m x 3.06m)

Bedroom 2 14' 1" x 10' 0" (4.29m x 3.04m)

Bedroom 3 12' 9" x 8' 2" (3.88m x 2.49m)

Bedroom 4 12' 4" x 11' 9" (3.77m x 3.59m)

Asking Price in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

Entry By arrangement **For current tax bandings:** www.saa.gov.uk

Mortgage Information. Please ring us to discuss your requirements.

Valuation: If you would like a **Free, no obligation valuation and market appraisal on your property** please contact Thurso on 01847 698242.

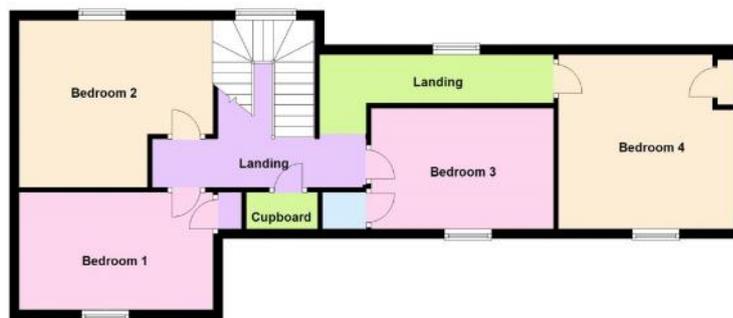
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Ground Floor



First Floor



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