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Young Robertson & Co.



194 MIDFIELD, TALMINE, LAIRG

Excellent opportunity to purchase this three bedroom detached cottage that is situated in an elevated location within the picturesque area of Talmine. Enjoying lovely views from all the windows, especially the first floor which enjoys wonderful coastal and sea views, the well proportioned accommodation comprises entrance porch, hallway, living room, modern fitted kitchen, master bedroom and ensuite shower room to the ground floor. Upstairs off the landing are a further two spacious double bedrooms and a contemporary fitted family bathroom. Outside the garden is laid mainly to grass and incorporates a garden shed. Benefitting from uPVC double glazing and oil central heating with a cosy multi-fuel stove in the living room Midfield is one of a string of small hamlets. It lays a few miles north of the main A838 road at the west end of the Kyle of Tongue Bridge. As a result, though feeling very remote, Midfield is actually very close to all the local services in Tongue. In addition to the property there is also a 4.5 acre croft (approx.) and a large agricultural shed available under separate negotiation. This peaceful fishing and crofting community offers a perfect and idyllic Highland retreat and is a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation. Perhaps appealing to those looking for a holiday home or bolthole viewing is highly recommended to fully appreciate the properties location.

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OFFERS OVER £175,000

Entrance Porch

2.74m x 1.90m 9' x 6'2"

Glazed front door. Windows to front and side that enjoy surrounding views. Wall light. Exposed white washed walls. Stable door to hallway.

Hallway

Stairs to first floor. Carpet. Radiator. Telephone point.

Living Room

3.70m x 3.33m 12'1" x 10'11"

Deeply silled window to front. Tiled fireplace with Aarrow multi-fuel stove. TV point. Radiator. Carpet.

Kitchen

5.28m x 2.97m 17'4" x 9'9"

Attractive fully fitted modern kitchen with various eye and base level units with work top space. Four ring hob with extractor above. Fitted oven at eye level. Services for washing machine. Ceramic kitchen sink with mixer tap and drainer. Integrated fridge. Boiler. Tile effect vinyl flooring. Window to rear. Partially glazed uPVC door to garden.

Bedroom 1

3.78m x 3.07m 12'4" x 10'1"

Window to front. Radiator. Carpet. Door to ensuite.

Ensuite

2.70m x 1.91m 8'10" x 6'3"

Recessed shower enclosure, fully tiled with electric shower. WC. Wash hand basin with splash back tiling. Extractor. Radiator. Tile effect vinyl flooring.

Landing

Access doors to eaves from landing and on staircase. Velux window. Carpet.

Bedroom 2

4.57m x 3.14m 15' x 10'3"

Double aspect windows offering views over the surrounding countryside to the sea. Carpet. Radiator.

Bedroom 3

4.57m x 2.84m 15' x 9'4"

Double aspect windows offering lovely coastal, sea and countryside views. Carpet. Radiator. TV point.

Bathroom

2.26m x 1.69m 7'5" x 5'6"

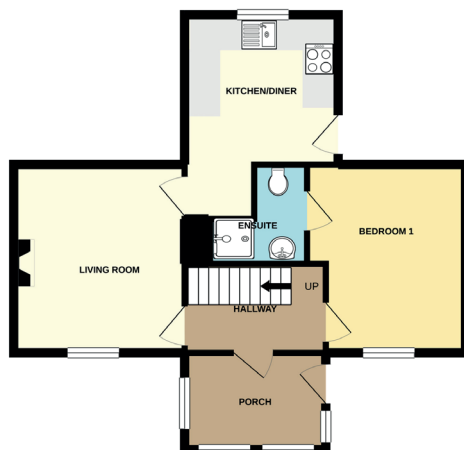
Wash hand basin and bath both with mixer taps and splash back tiling. WC with push top flush. Towel radiator. Window to rear. Vinyl flooring. Radiator.

Garden

Large areas of garden ground are provided to the front, side and rear which are laid to grass and bounded by a variety of masonry walls and fencing. Incorporating a garden shed, the oil tank and clothes line. Outside tap.

Directions

From the A836 take the turning signposted for Melness and Talmine. Continue along this road until you see a sign post for East Strathan. Immediately after this signpost there is a signpost on the right hand side for Port Vasgo and Midfield. Take this turning to the right hand side and continue along passing Loch Vasgo on the left. You then take the turning to the left signposted 'Midfield' and you shall find the property on the right hand side further along the road.



General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk. In addition to the property there is also a 4.5 acre croft (approx.) and a large agricultural shed available under separate negotiation.

Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

F

Postcode

IV27 4YT

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £175,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

The crofting community of Talmine has a shop with post office, hotel, small harbour and slipway whilst Tongue, about 7 miles away, has a larger selection of local shops, hotels, doctor's surgery and bank. There is a primary school in Tongue and secondary schooling is at Farr near Bettyhill which also has a swimming pool and gym. Thurso is approximately 47 miles away, with Inverness being roughly 92 miles. Transport for Tongue (T4T) is a Community service linking the crofting villages of Melness, Skerry and Tongue with Durness, and also with the railway station in Lairg and the city of Inverness. This service also allows for transfers to the Bus Station and Airport in Inverness. A stop for this service is conveniently located close to the property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.

