



19 Tulloch Road, Bonar Bridge, Sutherland, IV24 3EF

Offers over £110,000





This semi-detached ex-local authority property is located within the well-established residential area of Tulloch Road and is a short walk to all amenities in the village of Bonar Bridge. Although in need of some modernising, the property benefits from nicely proportioned and bright accommodation over two floors comprising a nicely proportioned sitting room with open fire, fully fitted kitchen with ample space for a dining table, and shower room on the ground floor, with three double bedrooms located on the first floor. Panoramic views across

countryside to the hills beyond can be enjoyed from all front facing rooms. Externally the property enjoys garden ground to the front, side and rear and is laid to lawn for easy maintenance. This property would make an ideal first time buy, family home or buy to let investment.

#### **Location**

The property is situated in the well-established residential area of Tulloch Road in the village of Bonar Bridge where the Kyle of Sutherland meets the

Dornoch Firth. This attractive area is an ideal location for exploring the North and West Highlands and a number of leisure pursuits, including a 9 hole golf course and fishing are available in the surrounding area. Facilities in the village include general grocery shop, hotel and service businesses. Primary school education is available in the village with secondary pupils being transported approximately 12 miles to Dornoch Academy. Inverness, the Highland capital, is approximately 41 miles from Bonar Bridge.

### Accommodation

Entrance is through a timber front door which leads into:

### Entrance Hall

Access is given to Sitting Room and Shower Room. Built-in cupboard housing the electric meter and fuse box. Door into shelved storage cupboard. Vinyl flooring. Radiator. Stairs to landing.

### Sitting Room

Nicely proportioned room with front facing window enjoying views to the hills beyond. Tiled fireplace with open fire. Radiator. Vinyl flooring. Door through to Kitchen/Diner.

### Kitchen/Diner

This fully fitted kitchen comprises a generous amount of wall and base units providing excellent storage and incorporates a stainless steel sink and drainer. Work surface. Space for free-standing cooker. Plumbed for washing machine. Ceiling mounted clothes pulley. Vinyl flooring. Rear facing window. Radiator. External door leads out to the rear garden.

### Shower Room

Comprising WC, wash hand basin and walk-in shower cubicle which has been fully lined with wet wall panelling and fitted with an electric Mira shower unit. Side facing window with roller blind. Non-slip flooring. Radiator. From the front hallway a staircase leads up to the landing.



### Landing

Spacious and bright landing giving access to three double bedrooms. Side facing window. Built-in storage cupboards with display top. Carpet. Hatch to loft. Fitted coat hooks.

### Bedroom 1

Nicely proportioned room enjoying a front facing window with views across to the hills beyond. Built-in wardrobe with double doors and small cupboard above, shelving and hanging rail. Carpet. Radiator.

### Bedroom 2

Another nicely proportioned room with front facing window enjoying views across to the hills. Built-in wardrobe with double doors and small cupboard above, shelving and hanging rail. Carpet. Radiator.

### Bedroom 3

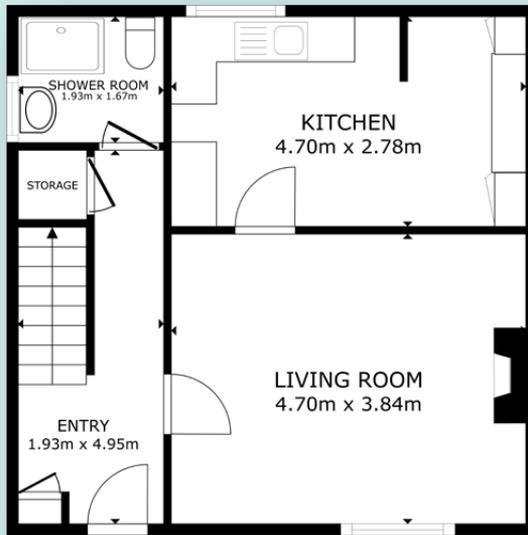
Enjoying two rear facing windows. Door into airing cupboard with slatted shelving, housing the hot water tank. Built-in wardrobe with shelving and hanging rail and small cupboard above. Carpet. Radiator.

### Garden

There are areas of garden ground to the front, side and rear which are laid to lawn for easy maintenance. A small timber garden shed is provided to the side of the property. Steps lead up to the front door.

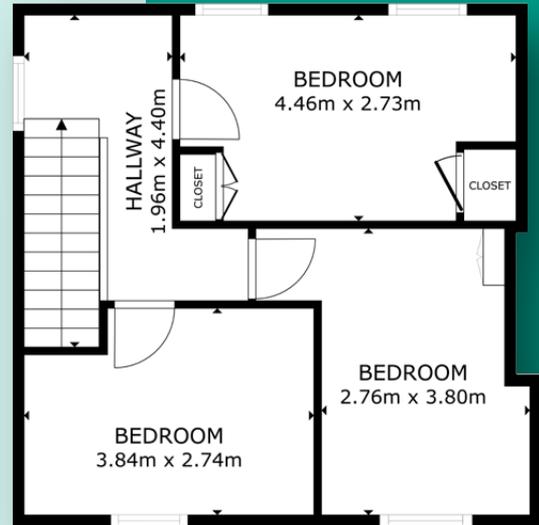






**Ground Floor**

Entrance Hall	1.93m x 4.95m
Living room	4.70m x 3.84m
Kitchen	4.70m x 2.78m
Shower room	1.93m 1.67m
Bedroom 1	3.84m x 2.74m
Bedroom 2	2.76m x 3.80m
Bedroom 3	4.46m x 2.73m
Landing	1.96m x 4.40m



**First Floor**

### **Council Tax Band**

Band 'A'

### **EPC Band**

Band "F"

### **Post Code**

IV24 3EF

### **Services**

Mains water, electricity and drainage.  
Telephone line.

### **Viewing**

Contact the selling agents

### **Entry**

By arrangement

### **Price**

Offers over £110,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

*These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.*

