



Lythmore

Bonar Bridge, Ardgay,
Sutherland IV24 3AA

Offers Over £325,000



4



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Monster Moves is delighted to bring to the market this six year old four bedroom detached property to the market. The house was built in 2016 and sits in approx 1.2 acres of land. The property comprises; living room, kitchen/dining room, utility, four bedrooms, shower room and bathroom.

The property is located on the edge of the village of Bonar Bridge and has stunning views across the Kyle of Sutherland and hills beyond, there is a local shop, chemist, doctors, restaurant, pub and primary school.



PORCH 6'2" x 5'6"

The porch is situated to the front of the property.

HALL 9'2" x 13'9"

A spacious hall with feature open tread stairs leading to the first floor. Rooms leading off are living room, kitchen/diner, bedroom 4 and bathroom. A large storage cupboard.

SITTING ROOM 16'4" x 13'9"

The living room is neutrally decorated and has a multi fuel stove sitting on Caithness slate with a wood surround. A panoramic window with views over the Kyle of Sutherland and hills beyond.

KITCHEN/DINING ROOM 11'9" x 26'2"

A kitchen dining room with windows on three sides: one panoramic looking over the Kyle of Sutherland and patio doors heading out to the east side again overlooking the Kyle of Sutherland and hills beyond. The kitchen has ample base and wall units and integrated dishwasher and fridge. There is a range cooker with 5 gas rings and electric ovens. An island partially separates the kitchen and dining area.

BEDROOM 4 10'5" x 10'9"

Bedroom 4 is a double room on the ground floor and is presently used as a home office and is situated next to the bathroom. A double fitted wardrobe

SHOWER ROOM 7'2" x 6'6"

A shower room with mains shower in an enclosure with wetwall. The hidden cistern and integrated basin are in a vanity unity.

UTILITY 11'5" x 6'6"

The rear door to the property comes in through the utility and on into the kitchen. There is a worktop with space for a washing machine, tumble drier and free standing fridge freezer. Wall units and storage shelves.

FIRST FLOOR

The landing has a large fitted storage cupboard and a velux window above the stairs.

BEDROOM 1 11'5" x 12'5"

A double bedroom with views across the Kyle of Sutherland. The neutrally decorated room has 2 very large walk in wardrobes one of which has plumbing in situ and could be converted to an en-suite.

BEDROOM 2 13'9" x 11'1"

A double bedroom with views across the Kyle of Sutherland. The neutrally decorated room has a large walk in wardrobe.

BEDROOM 3 9'10" x 13'9"

A double bedroom to the rear of the property with fitted wardrobe

BATHROOM 8'6" x 7'6"

A bathroom with mains overhead shower above white P-Shaped bath. The hidden cistern and integrated basin are in a vanity unity with useful cupboards.

ADDITIONAL INFORMATION

Council Tax Band - F

Built in 2016

Oil fired central heating

Private septic tank

LOCATION

Lythmore is located on the Lairg road heading west from Bonar Bridge. After the national speed limit sign there are four houses situated up to the right. Take the turning and Lythmore is the second property on your right.

An electric car charging point is in the centre of the nearby village of Ardgay along with the train station, where you can head both north and south on the east coast route. From Bonar Bridge it is 14 miles to the towns of Tain and Dornoch with their abundance of shops, supermarkets (Tesco's, Lidl and Asda), restaurants and golf courses. Bonar Bridge is only 43 miles from Inverness and a further 6 miles to the airport.

VIRTUAL TOURS

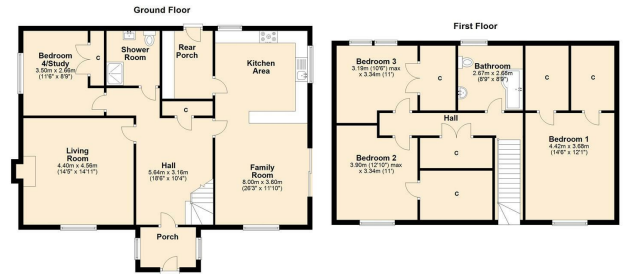
360 TOUR - <https://www.madesnappy.co.uk/tour/1g171g7e95>

VIRTUAL TOUR - <https://youtu.be/vniHUhZLtoG>

Area Map

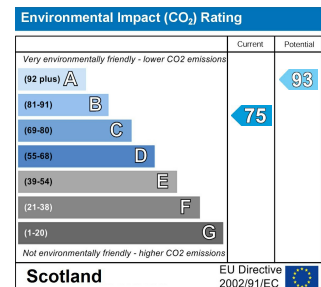
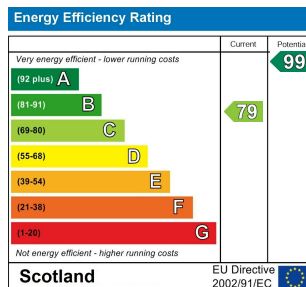


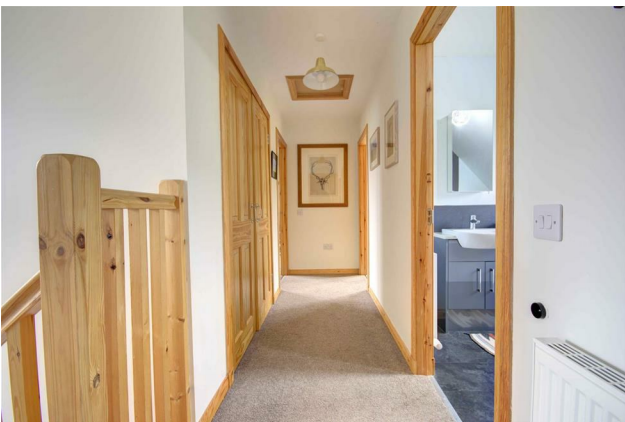
Floor Plans



Lythmore, Bonar Bridge

Energy Efficiency Graph







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