

Monster Moves



3 Migdale House, Bonar Bridge, Sutherland IV24 3AG

Price Guide £215,500



A newly renovated 2 bedroom cottage within the high quality re-development of Category B listed Migdale House. This cottage is the fifth of 13 houses in the regeneration of The Old Migdale Hospital which keeps the original features whilst incorporating modern build. The property comprises; Ground Floor; hall, w/c, sitting room, kitchen/dining room, sun lounge, utility, First floor ; - two bedrooms and a small bathroom.

The property is in a row of 5 cottages. The restoration of this stunning building is well on its way to creating an amazing place to live within a private community with communal and individual private gardens.



LOCATION

Migdale House sits on a hill above Bonar Bridge. It is surrounded by farm land and has many woodland and forest walks nearby. One being the Woodland Trust's most northerly woods in the UK which lies beside Loch Migdale, a short distance away. The villages of Bonar Bridge and Ardgay have local amenities ; primary school, convenience stores, bar, takeaways, garage, hairdressers, train station and Community Hub, which has a gym, children's play zone and cafe. Just along the road from Migdale House is the 9 hole golf course considered to be one of the most scenic in Scotland. Tain has supermarkets and is 15 miles east. A similar distance away is the historical town of Dornoch which is famous for Royal Dornoch Golf Course and the town has many unique shops and restaurants along with an award winning sandy beach.

HALL & PORCH

11'3" x 7'5", 4'7" x 6'6"

The property can be entered by three doorways the first via the porch and into the hall which has all rooms leading from it.; sitting room, utility, w/c, kitchen with sun lounge off. Stairs lead to the first floor and 2 bedrooms and a bathroom.

SITTING ROOM

16'2" x 14'3" (13'9")

A neutrally decorated room with feature stone fireplace and slate hearth, two windows overlooking front garden, glass door leading to the communal sun trap courtyard and a feature alcove.

SUN LOUNGE

9'10" x 12'5"

The sun lounge is a welcome addition to the property and has patio doors leading to the front of the property. A feature is the original stone window into the kitchen. The Sun lounge has floor to ceiling windows on two walls. Computer generated image does not show sun lounge.

KITCHEN/DINING ROOM

16'2" x 11'7"

A fully fitted kitchen with base and wall units integrated double oven, microwave, hob and hood along with space for large fridge/freezer. With dual aspect windows , one looking into the other courtyard and the other into the sun lounge. Space for a table and chairs

UTILITY

8'4" x 4'3"

A useful utility with wall units and worktop with sink and space below for washing machine, tumble drier or extra freezer.

FIRST FLOOR

The staircase of painted spindles and newels with varnished handrail lead to the first floor landing where there is a cupboard with the hot water tank and space for furniture below the velux window.

BEDROOM 1

11'7" x 13'1" (14'5")

A double bedroom with two conservation rooflights and coombed ceiling, floor ready for carpets.

BEDROOM 2

11'5" x 11'7"

A double bedroom with two conservation rooflights and coombed ceiling, floor ready for carpets.

BATHROOM

7'2" x 5'6" (4'1")

A bathroom with white wash basin, w/c and large shower enclosure with wetwall and mains shower. A velux window, vinyl flooring and heated chrome towel rail.

ADDITIONAL INFORMATION

Council Tax Band to be confirmed on completion

Underfloor heating on ground floor designed to still be effective if an Air Source Heat Pump is installed

Two allocated parking bays

Future Use; ducting laid to allow the owner to connect to a car charging point.

Oak Internal Doors

Freehold

Shared Community Charge

DIRECTIONS

Located above the village of Bonar Bridge with stunning views over the Kyle of Sutherland. Take the road from the centre of Bonar Bridge towards the Golf Club

Take the turning right into Matheson Road just before the playing fields. Pass the West and East entrances to Migdale House and turn left onto a tarmac road and follow this to the rear of the main building.

What3words ///straws.penny.scanty

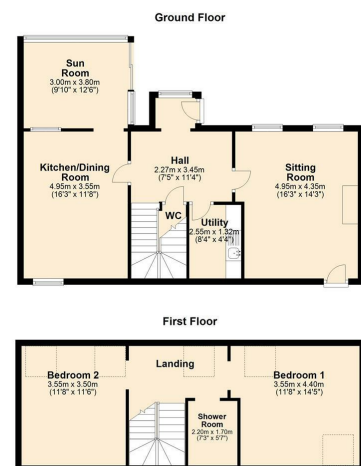
VIRTUAL TOUR

VIRTUAL TOUR - <https://youtu.be/twKr6-hu9WU>

AREA MAP

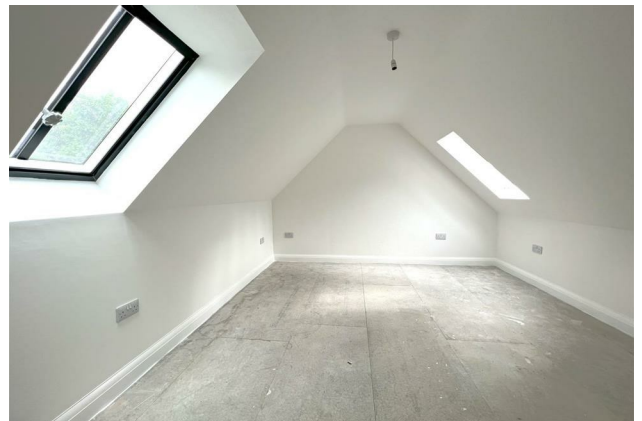


FLOOR PLANS



For illustrative purposes only.
Produced by Mervin Brown Ltd 2023
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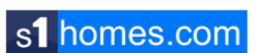
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