

# Monster Moves



## 3 Davidson Terrace

Lairg, Sutherland, IV27 4DF

Offers Over £90,000



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A 3 bedroom property located in the village of Lairg. Three double bedrooms and gardens to the front and rear. Views over hills to the front. Lairg is 30 mins to the east coast and 1 hour to the west coast. Lairg is a great location for those looking for a more sedate life with a community feel.



## HALL

The hall has an understairs cupboard and access to the sitting room and bathroom. Stairs lead to the first floor and the three double bedrooms. Attic access on landing.

## SITTING ROOM 13'9" x 13'1"

A cosy sitting room with feature fireplace and alcoves either side, one with storage cupboard. Carpet included.

## KITCHEN 8'10" x 13'1"

Recently installed white gloss fitted kitchen with wall and base units, integrated double oven and hob. Space for a washing machine and larder fridge freezer and a breakfast bar. Exit to the rear garden. Vinyl flooring included.

## BATHROOM 8'10" x 5'6"

A white bathroom suite comprising;- wash basin, w/c and bath with overhead shower, wetwall above bath, tiled floor and blind included.

## FIRST FLOOR

Stairs to first floor and access to three bedrooms and attic hatch to loft.

## BEDROOM 1 9'10" x 16'4"

A large room with two windows, neutrally decorated and a large storage cupboard

## BEDROOM 2 12'9" x 8'7"

A double bedroom with storage cupboard and open storage cupboard.

## BEDROOM 3 8'10" x 9'5"

A double bedroom with laminate floor.

## GARDEN & PARKING

A garden to the front with fencing and a gate. The rear garden is the width of the property and goes to the lane at the back. The enclosed garden is grassed and has steps leading to a higher level with access gate to lane.

## ADDITIONAL INFORMATION

Council Tax Band - A

Oil Fired Central Heating

Double Glazed uPVC Windows

All repairs on home report have now been undertaken to the roof and an invoice is available

## LOCATION

Located on your right as you enter the village of Lairg coming from the east (Rogart A 839). No 3 is in a row of 4 houses. Lairg is in the centre of Sutherland in the heart of the Highlands. Lairg has local amenities;- convenience store, medical practice, primary school, restaurants and pubs

## VIRTUAL TOUR LINKS

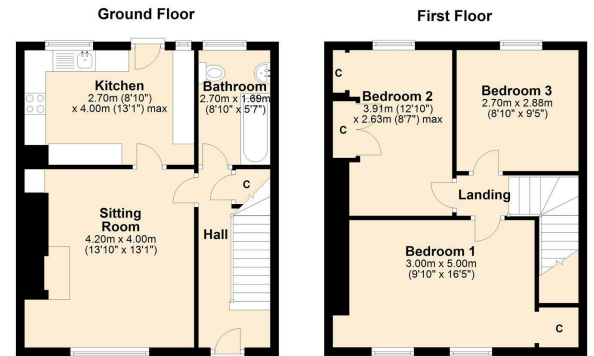
360 Tour - <https://www.madesnappy.co.uk/tour/1g171gd513>

Virtual Tour - <https://youtu.be/9BAidcNSTZo>

## Area Map



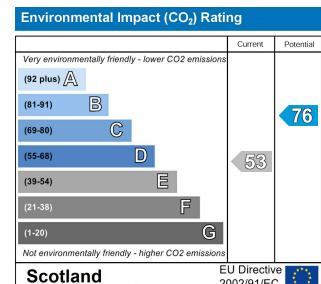
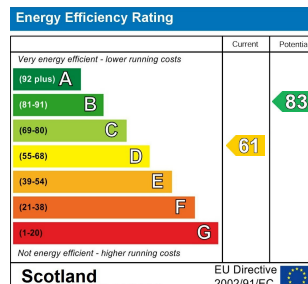
## Floor Plans



For illustrative purposes only. Produced by Monster Moves Ltd 2024. Plan produced using PlanUp.

3 Davidson Terrace, Lairg

## Energy Efficiency Graph







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