



## 22 Ardgay Hill

Ardgay, Sutherland IV24 3DH

Offers In The Region Of

£250,000

UNDER OFFER

Kendra at Monster Moves is delighted to bring to the market this two bedroom bungalow located on Ardgay Hill on an elevated position with stunning views across the Kyle of Sutherland and along towards Carbisdale Castle. The property sits in 0.5 acre garden and is not over looked. The property comprises;- sitting room, dining room, kitchen, shower room, 2 double bedrooms, sun lounge and spacious attic along with a garage to the side of the property.



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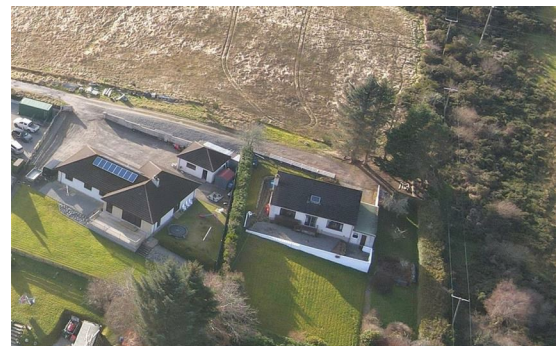
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### SUN PORCH 7'10" x 5'10"

Entry to the property is through the south facing sun lounge, ideal for relaxing in the sun. A rear hall with space to hang coats and place outdoor shoes which then leads in to the kitchen.

### KITCHEN 9'10" x 9'2"

The kitchen has wall and base units and includes white goods. Vinyl flooring.

### HALL 6'6" x 11'5"

A central hall that has all rooms leading from it and the access to the attic via a Ramsay ladder.

### SITTING ROOM 15'5" x 13'1"

A comfy sitting room with stunning views over the garden and across to the Kyle of Sutherland. The room is carpeted and neutrally decorated and has a feature fireplace with a gas log effect burner. Sliding double doors lead into the dining room.

### DINING ROOM 10'9" x 9'2"

The dining room is accessed via the hall and the double sliding doors into the sitting room giving an open plan feel.

### SHOWER ROOM 6'6" x 7'10"

A shower room that comprises white wash basin and w/c with walk in shower enclosure.

### BEDROOM 1 15'8" x 11'5"

A large bedroom with fitted double wardrobes and spectacular views across the countryside.

### BEDROOM 2 9'10" x 11'1"

A double bedroom with fitted wardrobe.

### ATTIC 39'4" x 26'2"

The attic is a bonus room as it is floored and full height, there are windows in both gables. With building warrant consents the property could be extended into the attic.

### GARAGE 9'10" x 26'2"

The garage is to the side of the property and is newly painted and has electric and light. An up and over door from the driveway.

### GARDEN

The property sits on 0.5 acre garden with mature hedging and shrubs around the enclosed boundary. There is a raised paved patio the length of the property that then leads down to the large grassed area.

### ADDITIONAL INFORMATION

Council Tax Band -

All carpets and curtains included in sale

All white goods included in sale

### LOCATION

Located at the top of Ardgay Hill and at the end of a road with three properties, (so no through traffic) the property has views on three sides. From Ardgay village take the turning up Ardgay Hill and then the last turning right and at the end of the lane is No 22. What3words ///wasps.waters.voices

### VIRTUAL TOUR

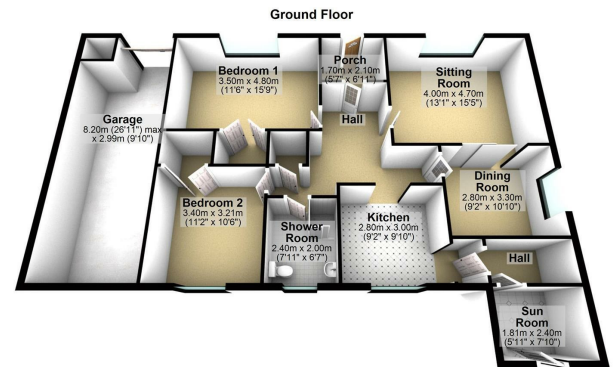
360 TOUR - <https://www.madesnappy.co.uk/tour/1g171g802b>

VIRTUAL TOUR - [https://youtu.be/j\\_JlrRgKPHw](https://youtu.be/j_JlrRgKPHw)

### Area Map

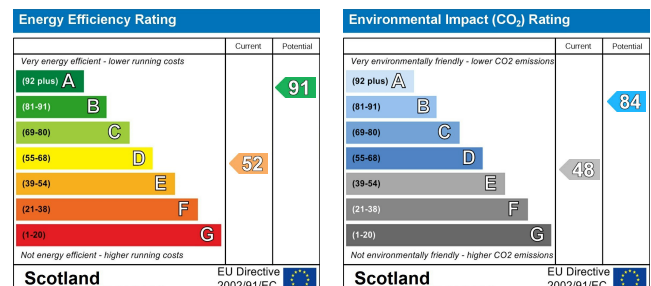


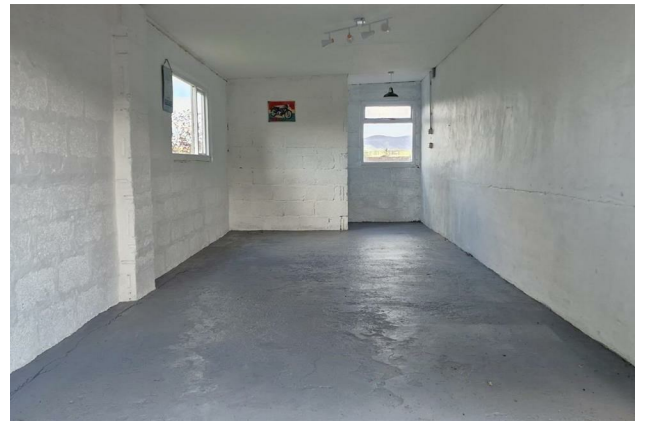
### Floor Plans



22 Ardgay Hill, Ardgay

### Energy Efficiency Graph







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