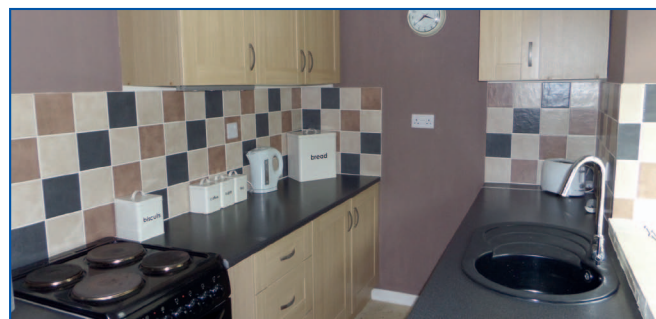
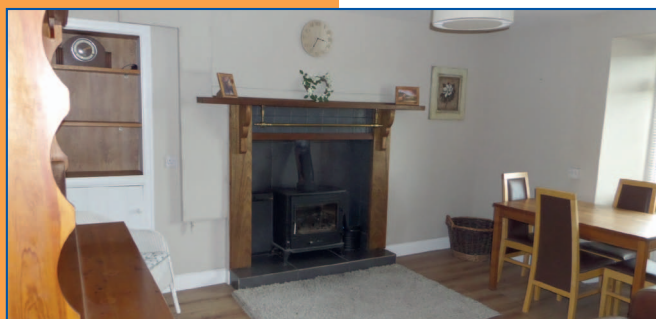




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## 169 TRANTLEMORE, FORSINARD, SUTHERLAND

An excellent opportunity to acquire a traditional stone built three-bedroom croft house with side extension. Located in an elevated position, with wonderful views to the valley and Halladale River, this area of outstanding natural beauty is popular with fishers, deer stalkers, bird watchers and outdoor enthusiasts. The property, which has been recently upgraded throughout, benefits from UPVC double-glazing with a cosy wood burning stove to the lounge that provides the central heating. Accommodation comprises lounge, modern fitted galley kitchen, bedroom and attractive fitted bathroom with four piece suite to the ground floor. Upstairs are two further bedrooms and the landing with storage cupboard. There is a large enclosed garden (approx. 0.17 hectares), which is laid mainly to grass with occasional mature trees to the rear. Perhaps appealing to those looking for a holiday home the property offers a perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation.

**OFFERS AROUND £80,000**

## Hall

Partially glazed UPVC front door. Fuse box to wall. Under stair storage cupboard with hanging space. Laminate flooring. Stairs to first floor. Storage cupboard.

## Lounge 4.9m x 3.45m 13'05" x 11'04"

Wood burning stove set in attractive tiled surround with wooden mantle. Radiator. Laminate flooring. Window to front with panoramic views over the countryside towards the river.

## Kitchen 2.72m x 1.90m 8'11" x 6'02" max

Modern fitted kitchen with various eye and base level units with work top space and splash back tiling. Sink with mixer tap and drainer. Space for cooker and fridge. Services for washing machine. Tiled flooring. Window to rear. Radiator.

## Bedroom 3 2.98m x 2.03m 9'09" x 6'05"

Double aspect windows with stunning views of the countryside. Radiator. Laminate flooring.

## Bathroom 2.3m x 1.98m 6'8" x 6'5"

Four-piece suite comprising W.C with push top flush, wash hand basin, bath and large shower enclosure with triton electric shower. Walls and floor fully tiled. Towel radiator. Mirrored bathroom cabinet to wall. Opaque side facing window.

## Landing

Storage cupboard. Carpet. Skylight window.

## Bedroom 1 4.04m x 3.24m 13'03" x 10'07"

Airing cupboard. Radiator. Window to front with storage unit below. Carpet. Slightly coombed ceiling.

## Bedroom 2 3.05m x 2.03m 10'00 x 6'08"

Window to rear. Slightly coombed ceiling. Carpet. Radiator. Partial wood lining to walls.

## Garden

The plot extends to approximately 0.17 hectares (0.4 acres). Laid to grass with occasional trees to the rear. To the front is a paved path with steps and handrail leading from the gate to the front door. Another path also leads to a side gate where off road parking is possible.

## General Information

The carpets, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk). There is no additional land available with this property. The property has also been de-crofted.

## Council Tax

The subjects are in band A. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## EPC

Band F

## Postcode

KW13 6YU

## Entry

By arrangement.

## Viewing

By appointment with our Thurso office.

## Price

Offers around £80,000 should be submitted to our Thurso Office.

## Longitude

58.454934

## Latitude

-3.901018

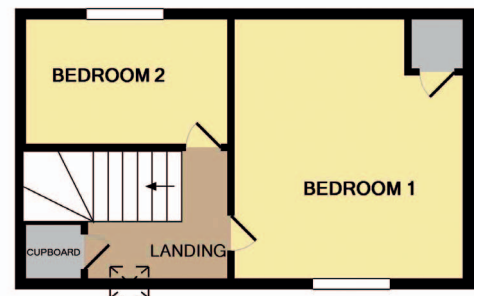
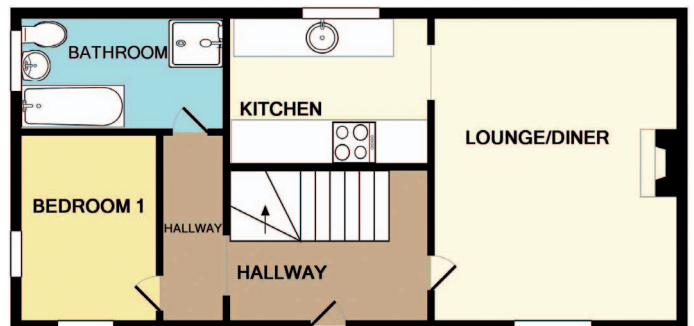
## Location

Trantlemore is a small linear crofting community, lying close to the Halladale River in Strath Halladale. The area, which is a prime location for fishing and deer stalking, can be found off the A897. There is a local village hall which hosts numerous activities throughout the year and laser tagging and Pigeon shooting can also be found in the area. Approximately 6 miles from Melvich, 20 miles to Thurso, 42 miles from John O'Groats and 34 miles from Helmsdale. Forsinard railway station is only 10 miles away. The line runs from Inverness - Wick, stopping at Forsinard three times a day. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.

## Directions

From the east continue on the A897 from Helmsdale to Forsinard. From Forsinard continue on the A897 for approximately 6.5 miles. From here take the turning to the left signposted Trantlemore. Continue along this road passing the graveyard on the left hand side. The road then forks and you should keep to the right. Continue along this road for approximately 1 mile and you shall see the property on the left hand side.

From the west continue from the A836 onto the A897 signposted Helmsdale. Continue along this road for approximately 6 miles. Take the turning to the right hand side signposted Trantlemore. Continue on the road and take the road to the right that crosses the bridge. Continue for approximately 1.5 miles and you shall find the property on the right hand side.



*Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.*

*The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.*