



## The Manse, Ardgay, IV24 3BG

### Traditional 4-bedroom former manse with truly breath-taking views

- Livingroom and separate dining room both benefitting from feature fireplace and bay windows
- Reception room bringing a flexible floorplan
- Large kitchen with off utility room
- Ground floor shower room
- Sun room giving direct access to private garden
- 4 large bedrooms and family bathroom located on first floor
- Landscaped private front and back garden shown on plan
- Gravel surfaced driveway providing ample car parking space
- Single garage

# Location

The house is set in spacious garden grounds on the edge of the village of Ardgay, with a glorious outlook over the Kyle of Sutherland and the surrounding hills and countryside. Ardgay is a rural village located approximately 40 miles from Inverness.

There are village amenities available within Ardgay and nearby Bonar Bridge including: Doctors surgery, Primary schools, convenience stores, cafes, a garage, pharmacy and a leisure centre.

Ardgay benefits from accessible buses and a nearby train station with good links to north and south.

# Viewing Arrangements

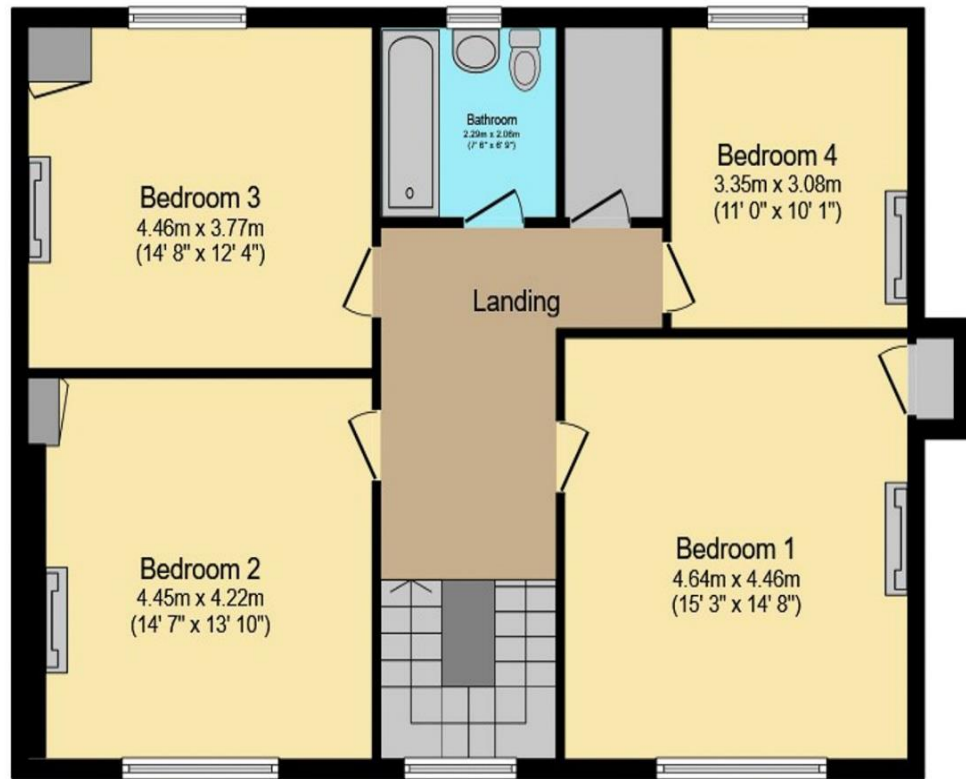
By appointment with The Church of Scotland Law Department. Please email [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)







**Ground Floor**



**First Floor**





# Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

**Church of Scotland Law Department**

**121 George Street**

**Edinburgh EH2 4YN**

**Telephone 0131 2402263**

**Email: [properties@churchofscotland.org.uk](mailto:properties@churchofscotland.org.uk)**

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

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