



## **Residential Property**

### **The Brackens, Rhemusaig, Rogart**

**Georgesons**  
Estate Agents



#### **The Property**

This attractive, traditional stone built cottage, which enjoys spectacular uninterrupted countryside views over croft land and neighbouring hills, is situated in the rural hamlet of Rhemusaig. In good decorative order, the accommodation comprises of lounge, kitchen, conservatory, two bedrooms and a bathroom. The property benefits from oil central heating and double glazing throughout. A multi-fuel stove in the lounge and an Aga-style Rayburn stove in the kitchen add to the cosy cottage feel. There is ample parking space to the front which leads to a detached garage and outbuildings. The enclosed garden is mainly laid to lawn with mature trees and shrubs which is a haven for many species of birds. This is an excellent opportunity to purchase a lovely family home in a beautiful secluded yet accessible area. It is also perfect for the investor as it currently operates as a holiday let.

#### **The Area**

Rhemusaig is a tiny hamlet in the Parish of Rogart, a remote highland hideaway which is situated a few miles inland on the east coast of Sutherland. This area is an ideal location for activities including hill walking, bird watching, shooting and fishing as well as offering spectacular hilltop views. Local services include a primary school, village hall, church, various small shops including a Co-op, the Pittentrail Inn pub and restaurant and veterinary surgery. Rogart is approximately 11 miles from Lairg which is considered to be a hub for road transport in the north, as it has four roads which converge in the village, resulting in being dubbed 'The Crossroads of the North'. Rogart railway station was built in 1868 and is still in operation, being a request stop on the Far North line with services north to Wick and Thurso and Inverness to the South. Golspie is the nearest large town to Rogart with all local amenities and is situated approximately 10 miles away to the east.



**Exterior door to entrance vestibule with glass panelled door to –**

**Hall** – 2.1m x 1.6m. Accesses lounge, kitchen and stairs to first floor landing. Two storage cupboards, radiator, one single power point and tiled flooring.

**Lounge** – 4.0m x 3.7m. Double glazed windows to front and rear aspect. Multi-fuel stove set into a feature brick wall with stone hearth, radiator, two double power points, one single power point, telephone point and laminate flooring.



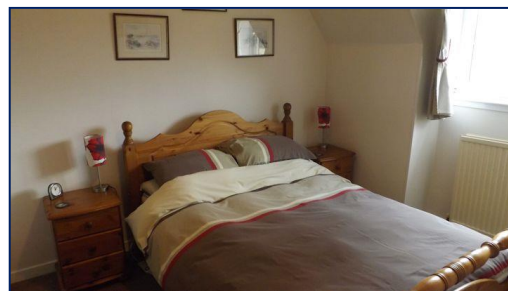
**Kitchen** – 3.7m x 2.9m. Double glazed windows to front and rear aspect. Country style kitchen with wall and base units, Aga-style Rayburn stove, one and a half bowl sink and drainer, oven and hob with extractor hood, dishwasher, plumbed for washing machine, three double power points, two single power points and tiled flooring.



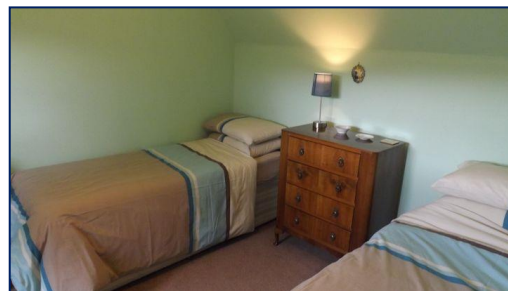
**Conservatory** – 4.8m x 2.6m (at widest point). Views over the surrounding countryside. Double doors leading to the front of the property and double doors to the rear accessing the garden. Radiator, four double power points, ceiling fan and tiled flooring.

**Stairs To First Floor Landing** – Loft access, two single power points and carpet flooring.

**Bedroom 1** – 4.0m x 2.7m. Double glazed dormer window to front aspect. Two storage cupboards, radiator, one double and two single power points and carpet flooring.



**Bedroom 2** – 4.0m x 2.9m. Double glazed dormer window to front aspect. Radiator, one double and two single power points and carpet flooring.



**Bathroom** – 2.7m x 1.8m (at widest point). Double glazed obscure dormer window to front aspect. Suite comprising WC, pedestal wash hand basin and corner bath with electric shower and shower screen, radiator and laminate flooring.



**Front Garden** – Gravel driveway with grass border leading to a detached, brick garage and outbuildings with power and light.



**Rear Garden** – Enclosed garden mainly to lawn with mature trees and shrubs. Garden shed and oil tank.



**Video** – A video of this property can be viewed on our website.

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**Postcode** – IV28 3XE

**EPC** – F25

**Price** – Offers over £150,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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**Georgesons Estate Agency Ltd**

**22 Bridge Street  
Wick**

**Caithness KW1 4NG  
Tel: (01955) 602222  
Fax: (01955) 603016**

**Email: karen@georgesonsproperty.co.uk**

**19 Traill Street  
Thurso**

**Caithness, KW14 8EG  
Tel: (01847) 892225  
Fax: (01847) 892235**

**Email: lorna@georgesonsproperty.co.uk**

**22 High Street  
Tain**

**Ross-shire, IV19 1AE  
Tel: (01862) 892555  
Fax: (01862) 894861**

**Email: nicola@georgesonsproperty.co.uk**

**Website: [www.georgesonsproperty.co.uk](http://www.georgesonsproperty.co.uk)**

Our Reference: BGDW/NW/DEVO001