

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



**Services**

Mains electricity, water and septic tank.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. A freestanding cooker, dishwasher and freezer.

**Heating**

Gas central heating with tank outside.  
 External generator powered by burn.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

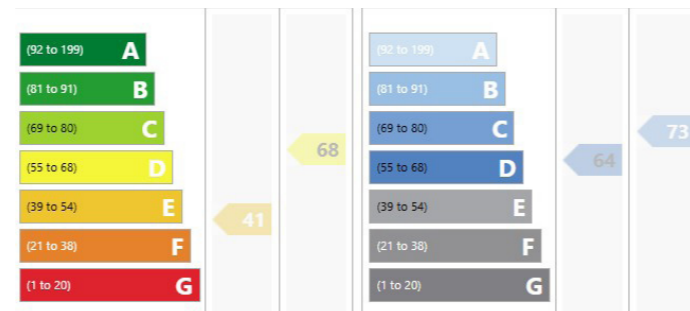
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £260,000  
 A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Taigh Na Coin Geal, 346 Rhemusaig  
 Rogart, Sutherland  
 IV28 3XE**

*In peaceful countryside just outside the picturesque village of Rogart, this attractive four bedroom detached home combines rural charm with contemporary comfort.*

**OFFERS OVER £260,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555



**Property Overview**

Detached House	4 Bedrooms	1 Reception	2 Bathrooms
Gas	Garden	Outbuildings	Driveway



**Kitchen/Diner**



**Utility Room**





Lounge



Bedroom Three

**Property Description**

Nestled in peaceful countryside just outside the picturesque village of Rogart, this attractive four bedroom detached home offers an appealing blend of rural charm and modern comfort. Enjoying far reaching views across the surrounding hills and convenient access to Tain and the renowned North Coast 500, the property is ideally suited to families, retirees, or anyone seeking a tranquil Highland retreat. Viewing is highly recommended to appreciate the generous accommodation and the serenity of its setting.

The home benefits from mains electricity, enhanced by an off grid hydro system powered by the adjacent burn — a rare and sustainable energy feature. The extensive garden grounds extend to the front, side, and rear, and include two attached brick stores, a large workshop further up the drive, and an additional shed, all with power and light. The accommodation comprises an entrance vestibule, hallway, bright lounge, kitchen/diner, utility room, gallery landing, four double bedrooms with double aspect windows, an ensuite bathroom, and a WC/shower room.

On the first floor, the front vestibule opens into a welcoming hallway leading to a spacious, light filled lounge with a large picture window, ceiling window, and French doors opening onto a balcony — an ideal spot for alfresco dining while enjoying the sound of the burn. The well appointed kitchen/diner features modern grey gloss units, ample worktop space, a Belfast sink, and dual aspect windows. Two double bedrooms with fitted wardrobes and a contemporary WC/shower room complete this level.

The gallery landing leads to the ground floor, where two further double bedrooms benefit from fitted wardrobes and double aspect windows; one enjoys an ensuite bathroom. A practical utility room with sink, washing machine, and tumble dryer provides excellent additional storage and workspace.

The village of Rogart is a peaceful Highland community, well known for its scenic surroundings, wildlife, and outdoor pursuits including hillwalking and birdwatching. The village benefits from a request stop railway station on the Far North Line, a primary school, local shops, a Co op, and the Pittentrail Inn. Nearby Lairg and Tain offer a wider range of services, supermarkets, schooling, and attractions including Tain Through Time and the Glenmorangie Distillery.



Bedroom One



Bedroom Two



Bedroom Three En-Suite Bathroom



Bedroom Four

- Rooms & Dimensions**
- Entrance Porch  
Approx 2.00m x 1.54m
  - Landing
  - Bedroom One  
Approx 3.94m x 3.76m
  - Kitchen/Diner  
Approx 3.64m x 3.42m
  - Shower Room  
Approx 2.52m x 2.24m
  - Lounge  
Approx 4.73m x 4.49m
  - Bedroom Four  
Approx 3.78m x 2.98m
  - Hallway
  - Bedroom Two  
Approx 3.76m x 3.23m
  - Utility Room  
Approx 2.61m x 1.86m
  - Bedroom Three  
Approx 3.72m x 3.26m
  - Inner Hall
  - Bedroom Three En-Suite Bathroom  
Approx 1.99m x 1.24m