



Marsaili  
Pitfure, Rogart

STRUTT  
& PARKER

BNP PARIBAS GROUP



## A beautifully presented detached home with magnificent views across the surrounding countryside.

An attractive detached family home occupying a stunning Highland setting, with far-reaching views across the rugged and wild landscapes. The property features light, airy accommodation with modern styling, while outside the garden backs onto woodland at the rear with views across the River Fleet valley at the front.



**1 RECEPTION ROOM**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**RURAL**



**2,057 SQ FT**



**OFFERS OVER  
£350,000**

### The property

Marsaili is an impressive detached family home with five bedrooms and airy, open-plan living. The property is well-presented with a neutral colour palette and large windows, welcoming plenty of natural light and affording those stunning views across the Highland landscapes.

The main living and entertaining space is the L-shaped, open-plan kitchen and sitting room. This comfortable reception room has a log burner and sliding glass doors opening to the south-facing front garden. There is space for both a seating area and a family dining table, while the kitchen has modern fitted units, a breakfast bar and integrated appliances, including a microwave, single oven, gas hob and an extractor hood. A separate utility room provides additional space for home storage and appliances. Adjoining the kitchen is a conservatory with a vaulted ceiling, panoramic windows and a door opening to the front garden, providing further relaxed everyday living space.

The principal bedroom on the ground level benefits from an en suite shower room and built in storage. Bedroom 5 also has built in storage and could be used as a home office. A wet room can be found on the lower level, while upstairs there is a spacious landing area, which leads to an additional three double bedrooms of similar proportions, with skylights and dormer windows providing elevated views across the surrounding landscapes. The first floor also has a further shower room.

### Outside

At the entrance to the property, gates open onto the driveway which winds up, past the front garden and to a parking area at the rear, with access to the integrated garage for covered parking or storage and workshop space. The garden is mostly to the front, with an area of patio for al fresco dining enjoying south-facing aspect, while beyond the patio there is an area of lawn, bordered by established shrubs and hedgerows. At the rear, beyond the driveway, there is a rocky, wooded area.





## Location

The property is set in a picturesque and secluded position, close to Loch Fleet and with access to the eastern coastline and to the magnificent hills and Munros of the northern Highlands.

The village of Golspie provides various everyday amenities, while Dornoch 13 miles away has a wealth of everyday amenities including local shops, cafés, restaurants, a medical practice and both a primary and secondary school. Further amenities can be found 19 miles to the south in Tain, which offers a variety of shops and leisure facilities, including supermarkets, as well as secondary schooling.

The A9 is approximately 6 miles away and provides routes south towards the city of Inverness, while rail services are available from Tain. There is links golf available at Royal Dornoch Golf Club, or at Tain Golf Club.

## Distances

- Golspie 9.4 miles
- Dornoch 13 miles
- Tain 19 miles
- Inverness 53.1 miles

## Nearby Stations

- Rogart
- Lairg

## Key Locations

- Loch Fleet
- Dornoch Firth
- The Glenmorangie Distillery

## Nearby Schools

- Rogart Primary School
- Golspie Primary School
- Golspie High School



## Floorplans

Main House internal area 2,057 sq ft (191 sq m)

Garage internal area 291 sq ft (27 sq m)

Total internal area 2,348 sq ft (218 sq m)

For identification purposes only.

## Directions

IV28 3UA

what3words: ///rucksack.dusts.piston

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity and water. Electric night storage heating. Private drainage via septic tank (SEPA registered). There are also solar panels to heat the water.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** C

**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

## Inverness

Castle House, Inverness, IV2 6AA

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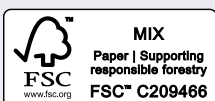


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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