

# Tigh Na Coille 66

ROGART, IV28 3TZ



*Charming Three-Bedroom Rural Retreat with  
Stunning Views and Endless Potential in Rogart*



01463 211 116



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Tigh Na Coille is a charming three-bedroom detached home set in the heart of the stunning Sutherland countryside. Surrounded by breathtaking rural scenery, this single-storey property offers a perfect retreat for those seeking peace, privacy, and a connection to nature.

# THE LOUNGE

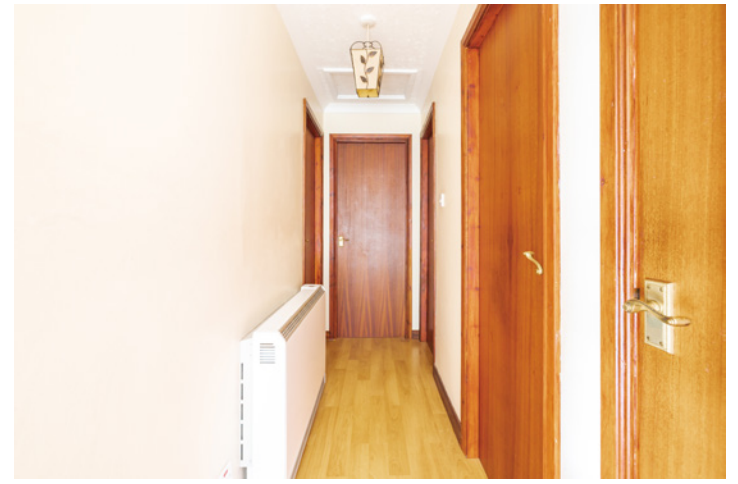


Inside, the home provides a warm and inviting living space. The lounge, featuring a wood burner fireplace, creates a cosy atmosphere, while patio doors lead out to a wrap-around decking—an idyllic spot to relax and take in the spectacular views.

# THE KITCHEN



The kitchen is well-appointed, with ample space for free-standing appliances, making it a practical and functional space for cooking and entertaining.



The bathroom includes a full bath suite, and three generously sized double bedrooms offer comfortable accommodation, making this a wonderful home for families, holiday investors or just those looking for extra space against an incredible backdrop.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Outside, the gated driveway provides a secure and welcoming entrance. The garden includes a polytunnel and shed, ideal for gardening enthusiasts, while a large outbuilding offers exciting potential. Whether used for practical storage or transformed into a charming cabin for holiday rentals (subject to the necessary permissions), this space opens up possibilities for both personal use and investment.

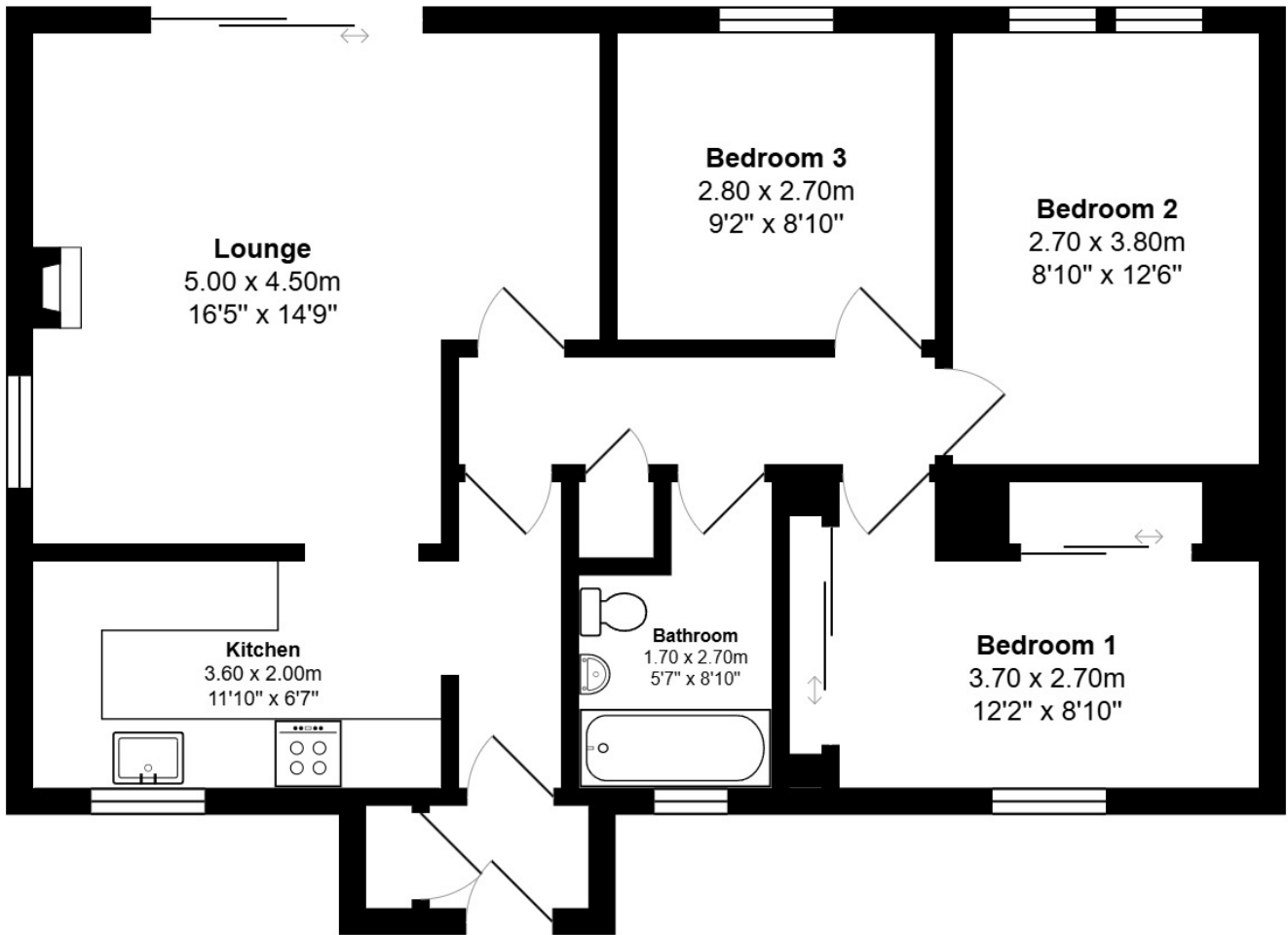
With its peaceful surroundings, stunning views, and future potential, Tigh Na Coille is a rare find for those looking to embrace countryside living. Viewing is highly recommended to appreciate everything this delightful home has to offer.

# EXTERNALS



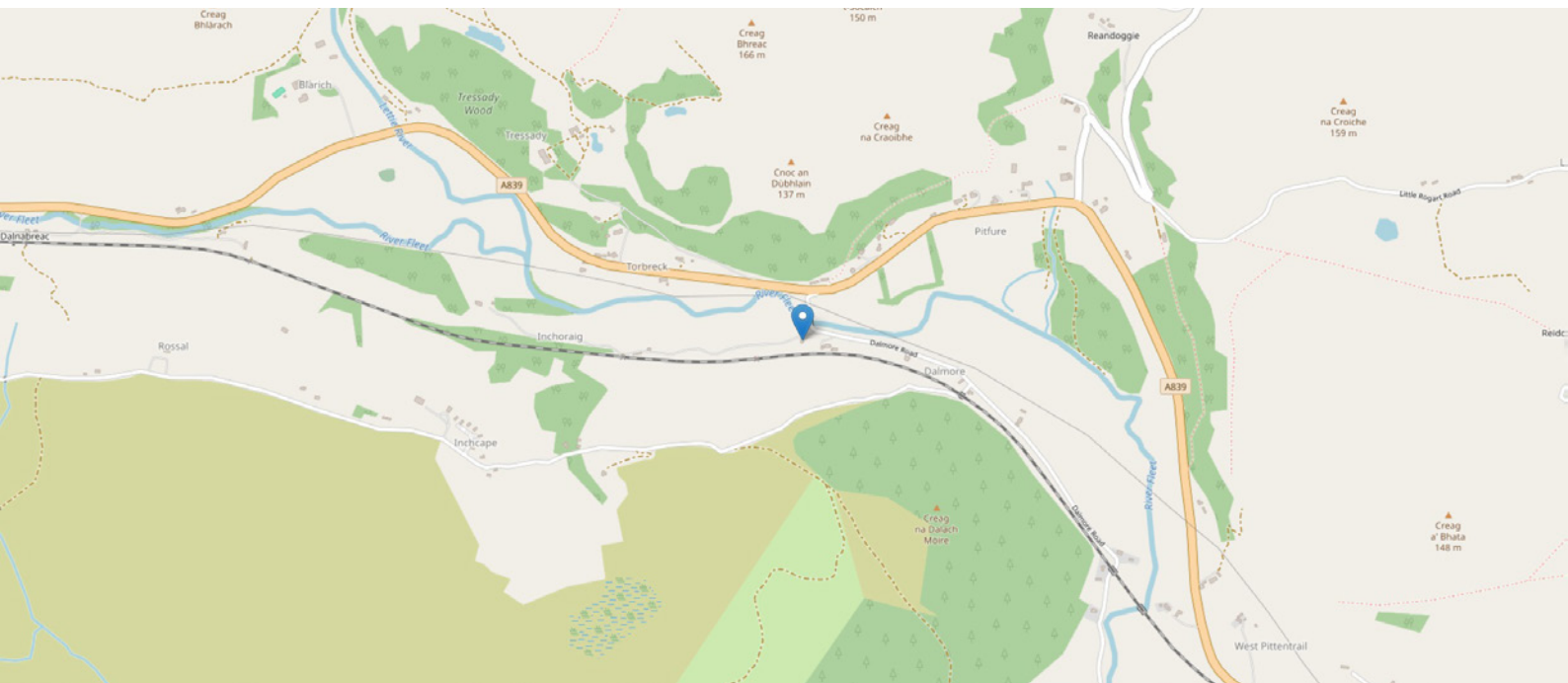


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Nestled in the heart of Rogart's embrace, Tigh Na Coille offers a rare opportunity to enjoy the perfect balance of peaceful countryside living and modern convenience. This enchanting Highland location is surrounded by breathtaking landscapes, where rolling hills and woodlands create an idyllic haven for those seeking tranquillity without isolation.





Rogart Village is just a short drive away, offering a delightful selection of shops, cafes, and markets to meet your daily needs. At its heart, Pittentrail serves as the village hub, home to a Spar shop, petrol station, and veterinary practice, while monthly market events bring the community together. For a wider range of shopping and dining options, Golspie is approximately 9 miles away, providing additional amenities and coastal charm.

Steeped in history, Rogart is home to the Heritage Centre, offering a fascinating glimpse into the past. Families will appreciate the village's nursery and primary school, while secondary education is easily accessible at Golspie High School, with convenient transport links in place. A railway station on the Inverness to Wick line ensures easy access to both northern and southern destinations, making travel a breeze.

Outdoor enthusiasts will be spoiled for choice, with a wealth of natural beauty to explore. The nearby Rogart Woodlands provide picturesque walking trails, where the rustling leaves and birdsong create a truly magical setting. Lochs and the serene River Fleet invite peaceful fishing or riverside picnics, while the surrounding hills, including Ben Bhraggie, offer rewarding hikes with breathtaking panoramic views. For golf lovers, the world-famous Royal Dornoch Golf Club is within easy reach, providing a championship course set against a stunning coastal backdrop.

Tigh Na Coille is perfectly positioned for those seeking a rural retreat without sacrificing convenience, offering a gateway to both adventure and relaxation in the heart of the Highlands.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**CRAIG PETERS**  
Surveyor



Professional photography  
**MICHAEL MORLEY**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.