

# Monachan

CULRAIN, ARDGAY, SUTHERLAND, IV24 3DW



*Spacious four-bedroom Highland home with views of the Kyle of Sutherland, luxury, charm and tranquillity combined*



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Monachan is a beautifully presented four-bedroom detached home set in around 0.7 acres with elevated views over the Kyle of Sutherland. Combining Highland charm with modern convenience, it offers generous space, quality finishes and a wonderfully peaceful setting.

# THE KITCHEN



The Ashley Ann kitchen, installed seven years ago, includes integrated appliances, a Quooker tap, and grey quartz worktops.



# THE LAUNDRY ROOM





# THE LOUNGE/DINER



A dining and lounge area with sandstone and granite flooring creates an elegant space for entertaining, while a practical laundry room provides additional storage.





Two ground-floor bedrooms share a Jack and Jill en-suite with a Matki drench shower, complemented by a family bathroom with a Clear Green bath. A ground source heat pump supplies hot water, underfloor heating on the ground floor, and radiator heating upstairs, with three solar panels providing additional hot water.

## BEDROOM 2





# THE JACK & JILL EN-SUITE





# BEDROOM 3





# THE BATHROOM





# THE HALL & LANDING



Upstairs, the spacious lounge enjoys floor-to-ceiling windows, sweeping views and a wood-burning stove. The principal bedroom has fitted electric blinds and a luxurious ensuite with a second Clear Green bath, while an additional bedroom offers flexible use as a study, guest room or gym. Central vacuuming points are conveniently located throughout the house, making maintenance effortless.



# THE UPPER LOUNGE



enjoys floor-to-ceiling windows, sweeping views and a wood-burning stove





# THE MASTER BEDROOM





# THE BEDROOM/STUDY





Externally, the property is approached via a long 120m drive that runs right around the house, providing excellent access and privacy. The double garage includes underfloor heating that is fitted but not yet connected, ideal if the space is repurposed, and an electric roll-top door, while the grounds are enhanced by thoughtfully placed exterior lighting. The property is served by a septic tank.

# EXTERNALS & VIEWS





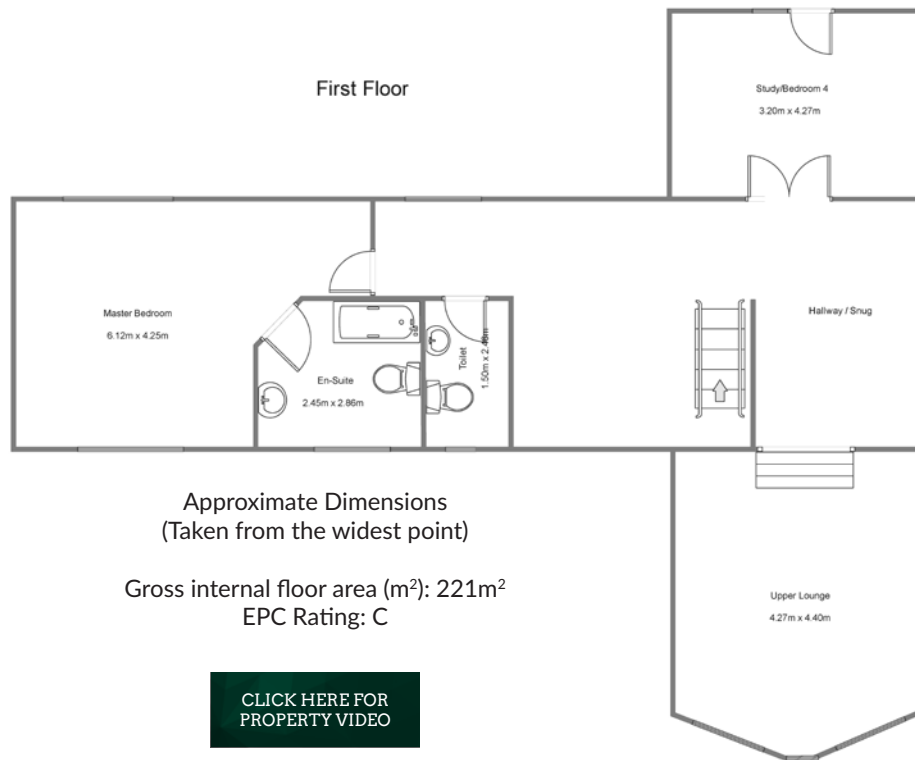
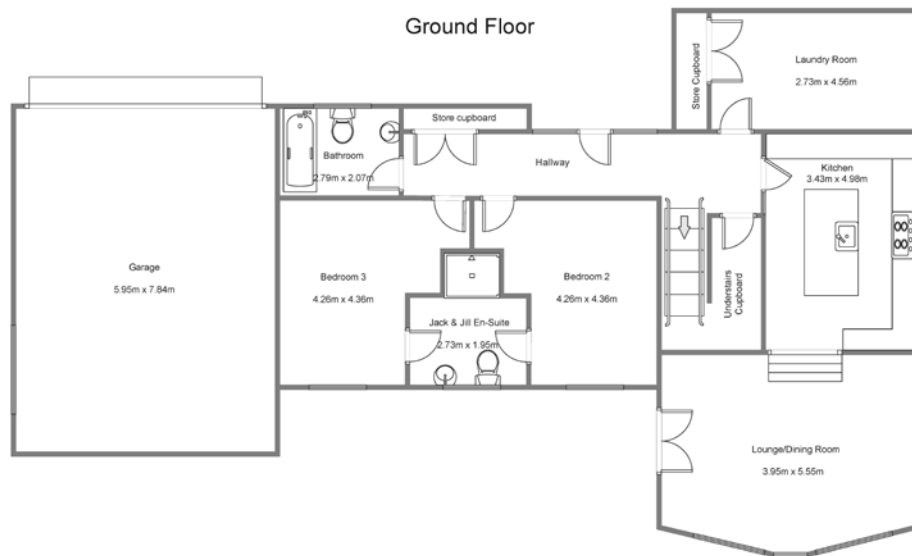


elevated views over  
the Kyle of Sutherland





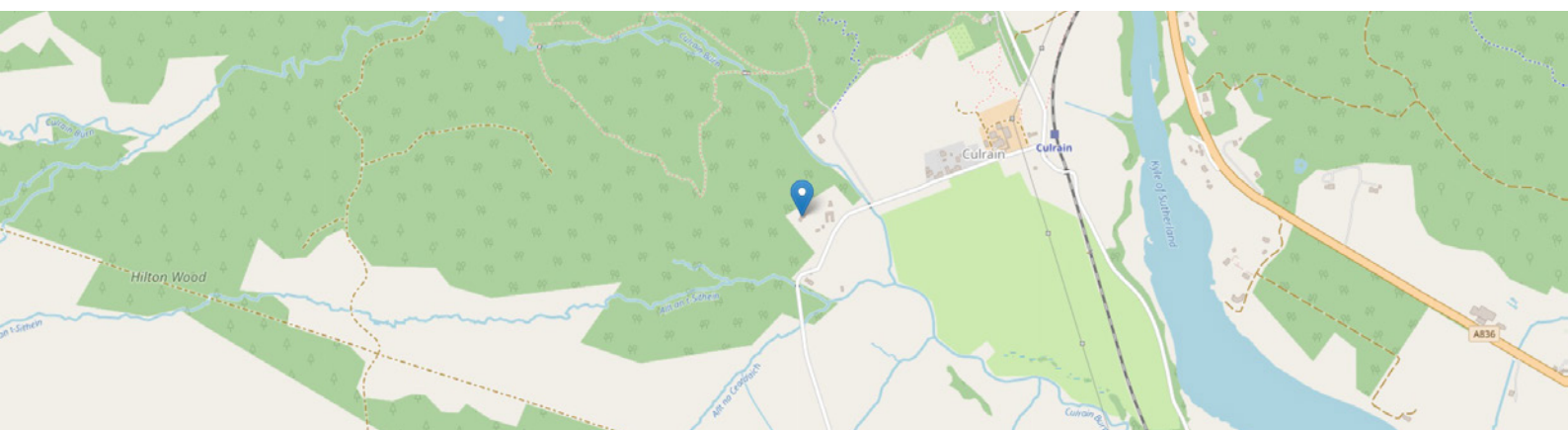
# FLOOR PLAN & DIMENSIONS



Approximate Dimensions  
(Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 221m<sup>2</sup>  
EPC Rating: C

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PROPERTY VIDEO](#)





# THE LOCATION

Culrain is a small, peaceful hamlet set close to the village of Ardgay in Sutherland, one of the most scenic parts of the Scottish Highlands. Surrounded by rolling hills and overlooking the Kyle of Sutherland, the setting offers a slower pace of life with stunning natural surroundings, perfect for anyone who values outdoor living and tranquillity.







The River Oykel flows nearby, adding to the charm of the landscape, while just over two miles away, Ardgay provides everyday essentials, including a village shop, post office, café, and railway station. The River Oykel flows nearby, adding to the charm of the landscape, while just over two miles away, Ardgay provides everyday essentials, including a village shop, post office, café, and railway station. There is also a railway station in Culrain, only a 10-minute walk from the property. From here, residents have direct links via the Far North Line to Inverness, Tain, and the far northern towns of Wick and Thurso. From here, residents have direct links via the Far North Line to Inverness, Tain, and the far northern towns of Wick and Thurso.

The wider area is rich in opportunities for outdoor pursuits, from hillwalking and cycling to salmon fishing and golf. Local courses at Bonar Bridge, Tain, and Golspie are within easy reach, along with the internationally renowned Royal Dornoch. Combining natural beauty with a welcoming community, Culrain and its surrounding countryside provide an ideal base for those seeking a rural Highland lifestyle with convenient access to key amenities.



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