

# 11 Cassley Drive

ROSEHALL, LAIRG, IV27 4BE



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



01463 211 116



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



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

*A brilliant three-bedroom semi-detached property in Rosehall, Lairg, a lovely area to make a home or a base to explore the Highlands*



Nestled in the picturesque locale of Rosehall, Lairg, 11 Cassley Drive presents a charming and functional three-bedroom semi-detached property that effortlessly combines contemporary living with the tranquillity of its surroundings.

# THE LOUNGE



Step into a warm welcome through the spacious entrance hall, thoughtfully designed to double as a dining or study area, providing flexibility for your lifestyle needs. The bright and airy lounge invites you to unwind, offering a comfortable space filled with natural light. Adjacent, discover a ground-floor bedroom, which could also serve as a convenient dining room if preferable. The well-appointed kitchen is complemented by a separate utility room, enhancing the efficiency of daily tasks.

# BEDROOM 3



# THE KITCHEN

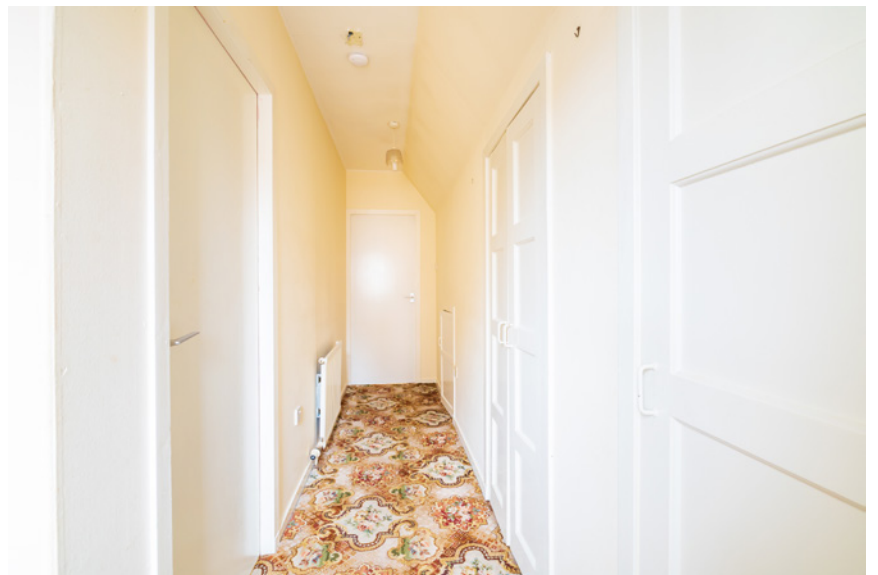
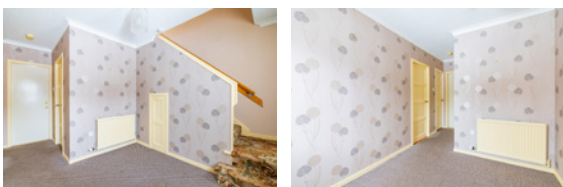


# THE SHOWER ROOM



A downstairs shower room adds convenience and practicality to this thoughtfully laid-out home.

Ascending to the first floor, two further bedrooms await, each providing a cosy retreat for rest and relaxation.



# BEDROOM 1



# BEDROOM 2



The property's exterior boasts a generously sized, level front and rear garden – ideal for outdoor activities, gardening, or enjoying the fresh air.

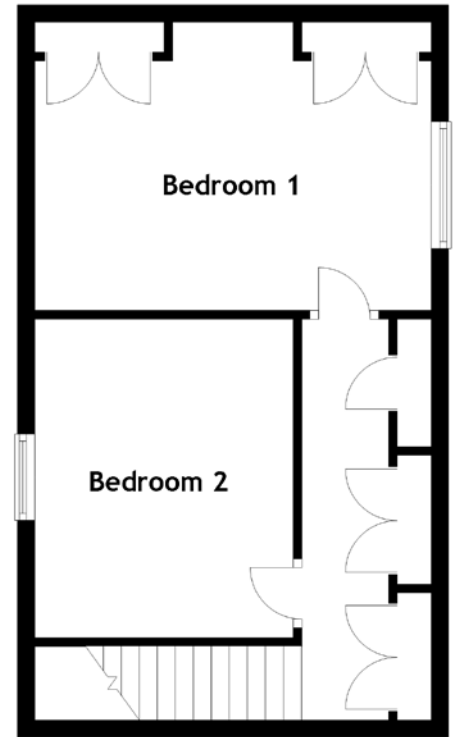
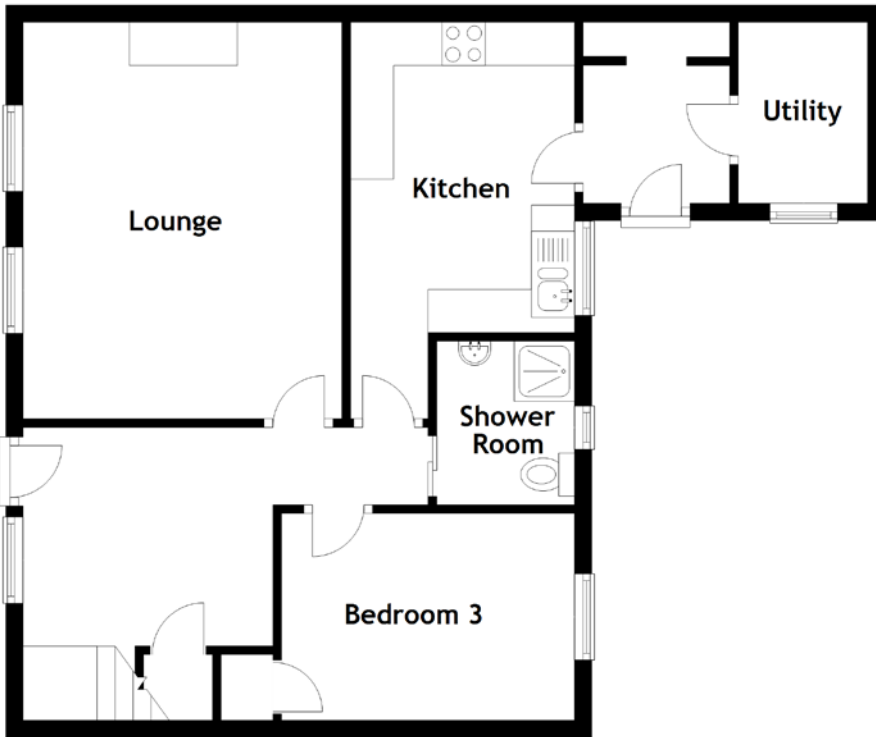
11 Cassley Drive offers the perfect blend of functionality and charm, providing a comfortable haven in the heart of Rosehall.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



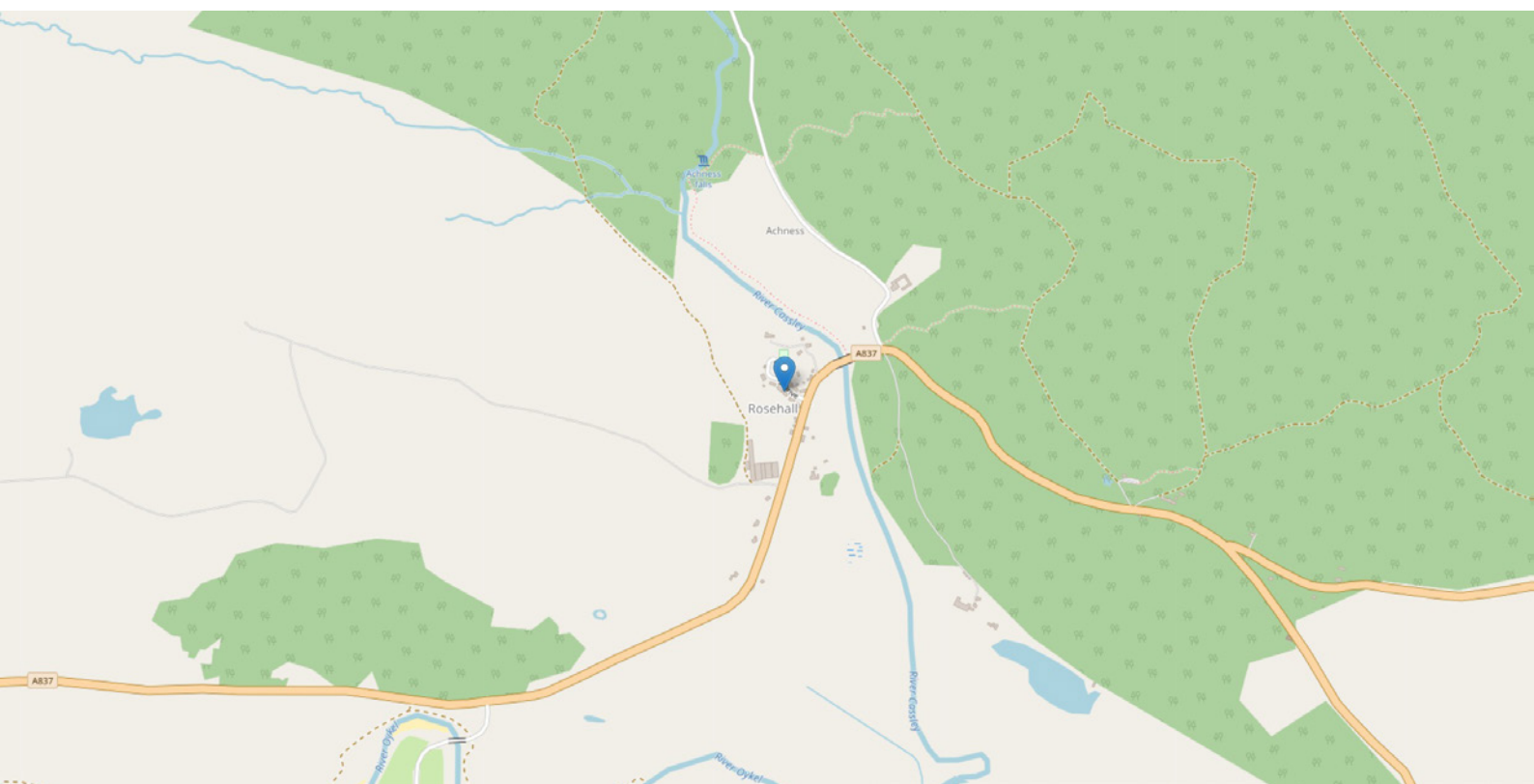
Approximate Dimensions (Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 4.60m (15'1") x 3.70m (12'2") |
| Bedroom 3   | 3.40m (11'2") x 2.40m (7'10") |
| Kitchen     | 3.60m (11'10") x 2.60m (8'6") |
| Utility     | 2.10m (6'11") x 1.50m (4'11") |
| Shower Room | 1.90m (6'3") x 1.60m (5'3")   |

|           |                               |
|-----------|-------------------------------|
| Bedroom 1 | 4.60m (15'1") x 2.90m (9'6")  |
| Bedroom 2 | 3.70m (12'2") x 3.00m (9'10") |

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>  
EPC Rating: E

Buyer's Premium Value: £3250.00



# THE LOCATION

Nestled in the heart of Sutherland, Rosehall is a tranquil haven surrounded by the breathtaking beauty of nature. This idyllic village, situated at the confluence of the rivers Oykel and Cassley as they join the Kyle of Sutherland, is renowned for its stunning landscapes, abundant wildlife, and peaceful ambience.





Rosehall offers a charming array of local amenities, ensuring a comfortable lifestyle for both residents and visitors. The village boasts a welcoming hotel/pub, a playpark, a village hall, a tea room, a convenience store, a primary school, and two churches, creating a close-knit community atmosphere.

Strategically positioned at the centre of Sutherland, Rosehall serves as an ideal base to explore the region's wonders. To the east, discover Lairg and Bonar Bridge, with the east coast of Sutherland beyond, featuring picturesque beaches, castles, and renowned golf courses. To the west, the scenic expanse of Knockan Crag and Inchnadamph awaits, leading to more famous beaches, stunning scenery, and the charming communities of Lochinver and Scourie.

For those seeking city amenities, Inverness is approximately 50 miles south of Rosehall, just over an hour's drive away. Inverness Airport, a mere 5 miles further, provides convenient daily flights to and from London Gatwick and other destinations, enhancing the accessibility of this enchanting village. Whether seeking a permanent residence or a holiday retreat, Rosehall offers a peaceful and well-connected haven in the heart of Sutherland.



  
**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)

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