

Dairy Cottage

CULRAIN, ARDGAY, HIGHLAND, IV24 3DW



*SPACIOUS THREE BEDROOM PROPERTY
IN PEACEFUL SUTHERLAND SETTING*



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Dairy Cottage offers a rare combination of striking design, light-filled living spaces, and a peaceful Highland setting. Positioned on elevated ground, the property enjoys far-reaching views across the surrounding countryside, with a layout that takes full advantage of both the scenery and natural daylight.

The home has been finished to a high standard throughout, with quality features such as underfloor heating, Brazilian slate flooring, a wood-burning stove, and a Megaflo hot water system enhancing comfort and energy efficiency.

A gated entrance opens to a private driveway with space for off-street parking. Inside, the ground floor flows into a generous open plan living, dining and kitchen area. This bright, welcoming space includes two sets of doors leading directly to the garden, helping to bring the outdoors in. There is ample space for a dining table and relaxed entertaining, while the well-equipped kitchen is fitted with sleek base and wall units, a round stainless-steel sink, and integrated appliances including a hob, oven, extractor hood, fridge-freezer, and dishwasher. A downstairs WC completes the ground floor.







Upstairs, the principal bedroom is a standout feature, offering excellent proportions, a luxurious en suite with bath, shower, WC, bidet, his- and-her basins, heated towel rail and sauna, all set against stylish floor and wall tiling. A large walk-in dressing room provides excellent storage. Two further double bedrooms and a contemporary family shower room complete the upper level.



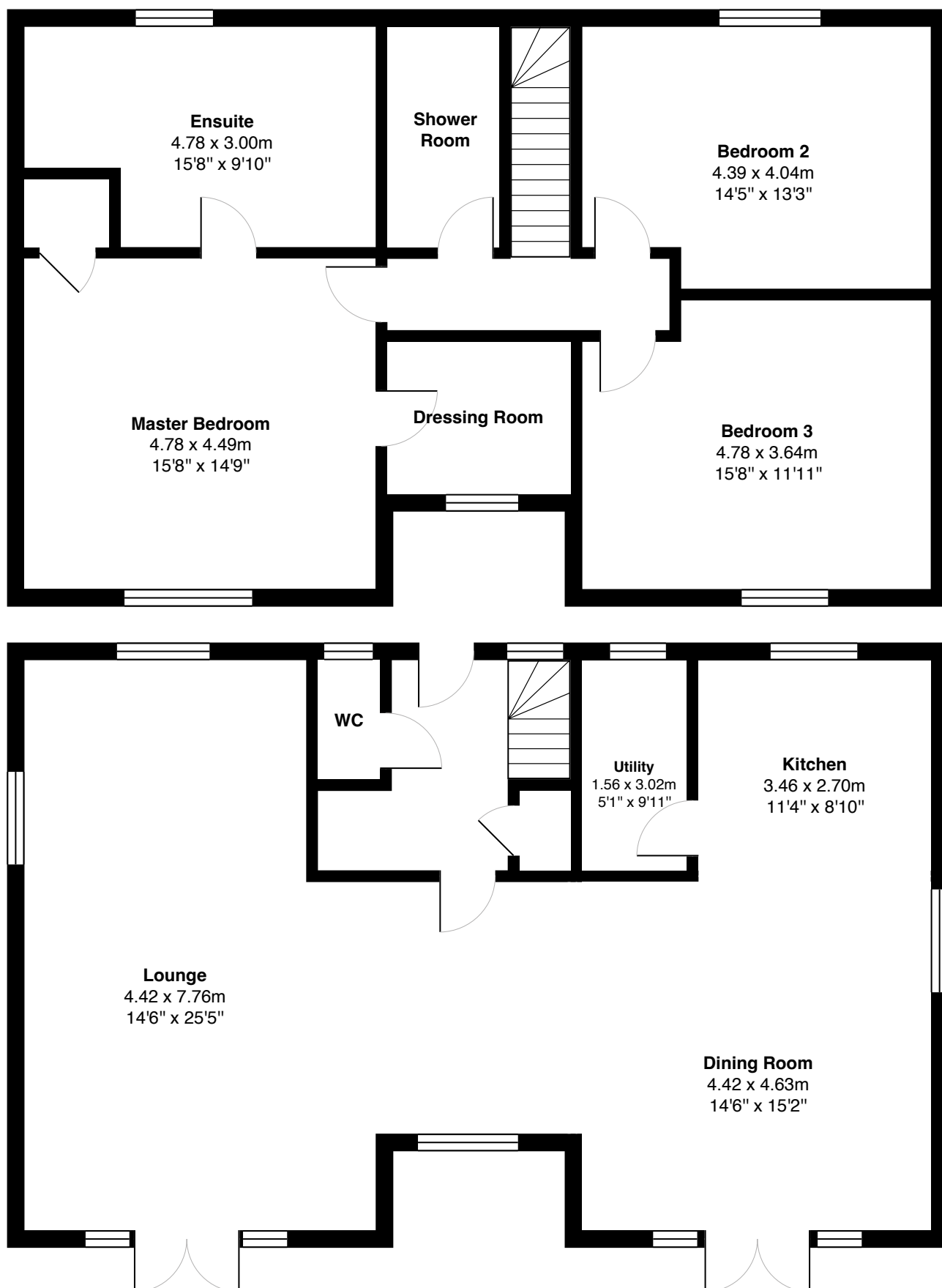




Bedrooms 2&3







Gross internal floor area (m²): 184m²

EPC Rating: C



The property sits in well-tended gardens, mostly laid to lawn with a mixture of established shrubs and trees creating a pleasant outdoor space for relaxing or entertaining.





Culrain is a quiet rural settlement nestled near the village of Ardgay in the scenic region of Sutherland, within the Scottish Highlands. Positioned between the tranquil Kyle of Sutherland and rolling hills, this area offers a peaceful lifestyle surrounded by natural beauty, ideal for those looking to slow down and enjoy the outdoors.

The location is well known for its calm riverside setting near the nearby River Oykel. Just over two miles away, Ardgay provides essential local facilities including a shop, post office, café, and a railway station on the Far North Line, connecting residents to Inverness, Tain, and destinations further north such as Wick and Thurso.

The surrounding countryside is a haven for outdoor enthusiasts, with excellent opportunities for walking, fishing, cycling, and golf. Nearby courses include those at Bonar Bridge, Tain, Golspie, and the world-famous Royal Dornoch. The area suits those seeking a community-focused rural lifestyle with easy access to key services, making Culrain and its environs a desirable base for exploring and enjoying the Highlands.



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