

**Galbraith**



**WOODSIDE**  
ARDGAY, SUTHERLAND



## WOODSIDE, ARDGAY, SUTHERLAND

An attractive family house with beautiful, framed views to the Kyle of Sutherland.

Tain 14 miles ■ Inverness 35 miles.

About 0.16 hectares (0.4 acres) in all.

- One Reception Room. Four Bedrooms.
- Easily maintained gardens with sheltered sitting areas.
- New, multi-purpose garden shed.

Offers over £265,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket



## SITUATION

Woodside lies on the edge of the village of Ardgay in Sutherland. The property is in an attractive setting with spectacular, framed views to the Kyle of Sutherland.

The nearby villages of Bonar Bridge and Ardgay have a good range of shops and amenities including a primary school and a train station on the Inverness line within walking distance of the house. Secondary schooling is available in Dornoch or Tain, both of which offer a further range of shops and facilities. Inverness, about an hour's drive away, has all the amenities of a modern city as well as its airport with regular flights to the south and to Europe.

The county of Sutherland has a beautiful coastline with lush countryside rising to rugged hills and moorland. The region enjoys continued growth and prosperity and yet retains its unspoilt charm and sense of community. There is a range of opportunities available for the outdoor enthusiast including walking, cycling, hill climbing, golf, sailing, fishing and shooting, while the peaceful countryside is home to a huge variety of wildlife and birds. Fishermen are regular visitors to this area attracted by the world class salmon fishing available on the Kyle and its four tributary rivers, the Carron, Cassley, Oykel and Shin. There is an award-winning beach at Dornoch as well as its championship golf course, while the west coast with its beautiful coastline and excellent sailing is only an hour's drive away.

## DESCRIPTION

Formerly a bungalow, Woodside now has well laid out family accommodation over two floors. The current owners purchased the property in 2019 and after a period of letting the house, moved in in 2022. Recent improvements have been carried out and these include new fittings in the en suite shower room, redecoration, re-fencing the grounds, removing the garage, erecting a new shed and improving the garden.

## ACCOMMODATION

Ground Floor - Entrance Hall. Dining Kitchen. Sitting Room. Bedroom. Office/Bedroom 5. Bathroom. Utility Room.

First Floor - Three Bedrooms, one En suite. Bathroom Room.

## GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a parking area at the rear of the house.

The grounds extend to approximately 0.4 acres. The gardens are laid mainly to grass, interspersed with mature trees and shrubs, and edged with raised beds. There is a decked veranda at the front of the house and flagstone terraces to the rear and side.

## OUTBUILDINGS

Within the grounds is a hen run and a modern garden shed with potential for use as a gym, studio or office, subject to the necessary consents.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating   | Council Tax | Broadband  | Mobile Coverage | EPC | Tenure   |
|-------|----------|-----------|-------------|------------|-----------------|-----|----------|
| Mains | Mains    | Oil fired | D           | Available* | Available*      | D   | Freehold |

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## DIRECTIONS

Exact grid location – What3Words - ///cabin.tastier.serious

## FIXTURES AND FITTINGS

All fitted carpets and light fittings are included in the sale. Further items may be available by separate negotiation.

## LOCAL AUTHORITY

Highland Council

## VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

## POST CODE

IV24 3DH

## SOLICITORS

Munro and Noble  
26 Church Street  
Inverness

## ANTI MONEY LAUNDERING (AML) REGULATIONS

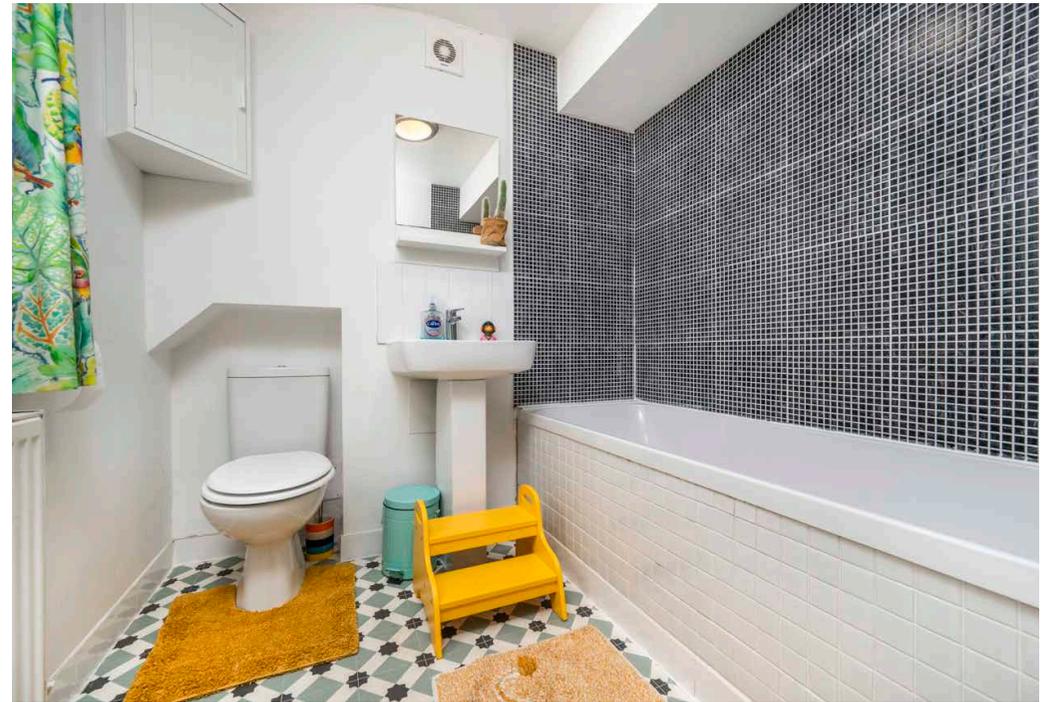
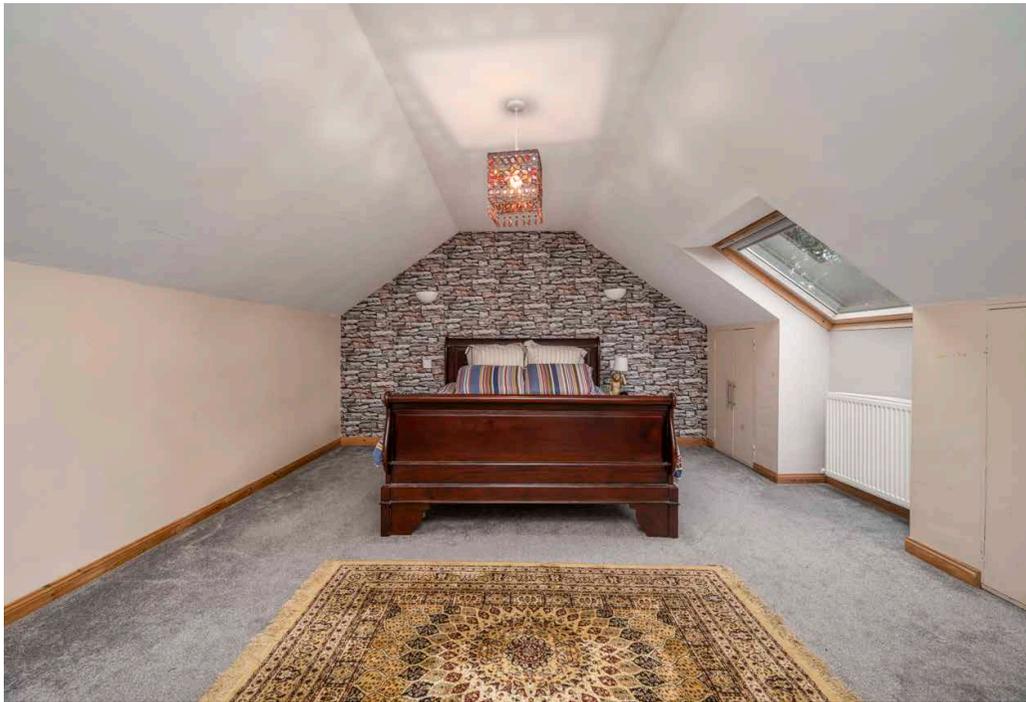
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

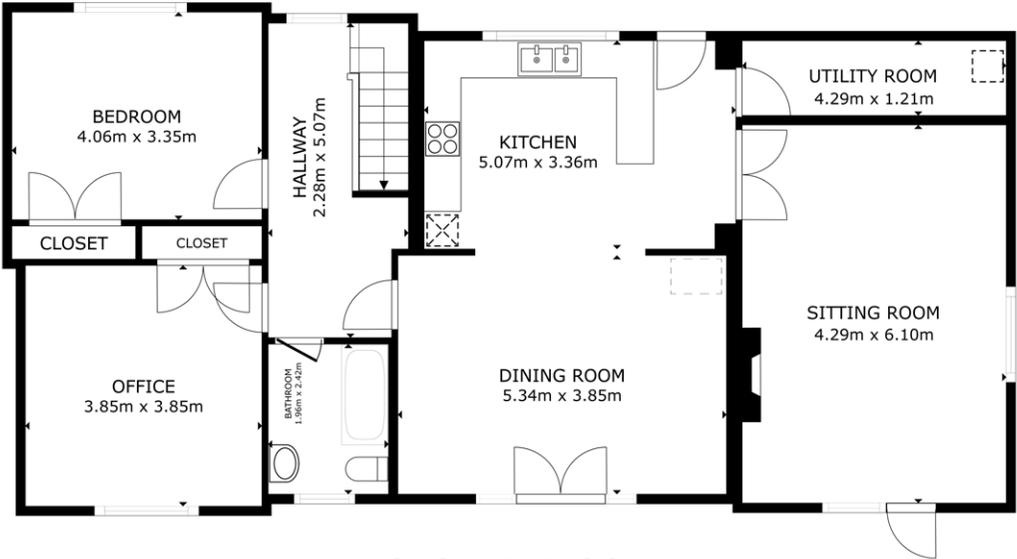
## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





# WOODSIDE, ARDGAY HILL, ARDGAY IV24 3DH



GROUND FLOOR



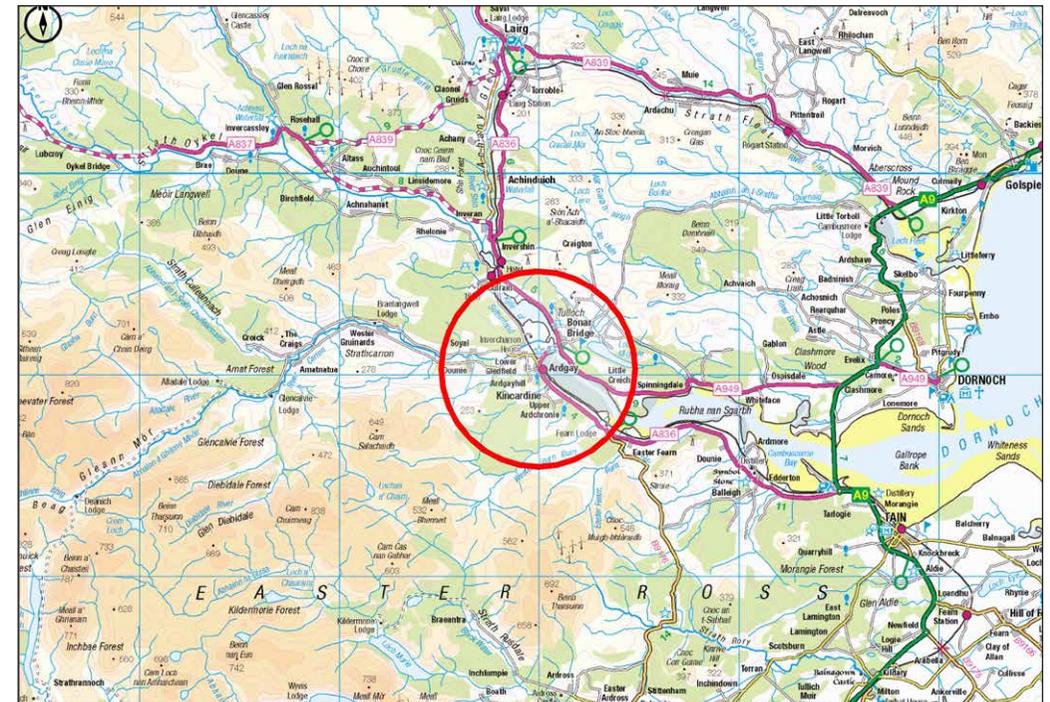
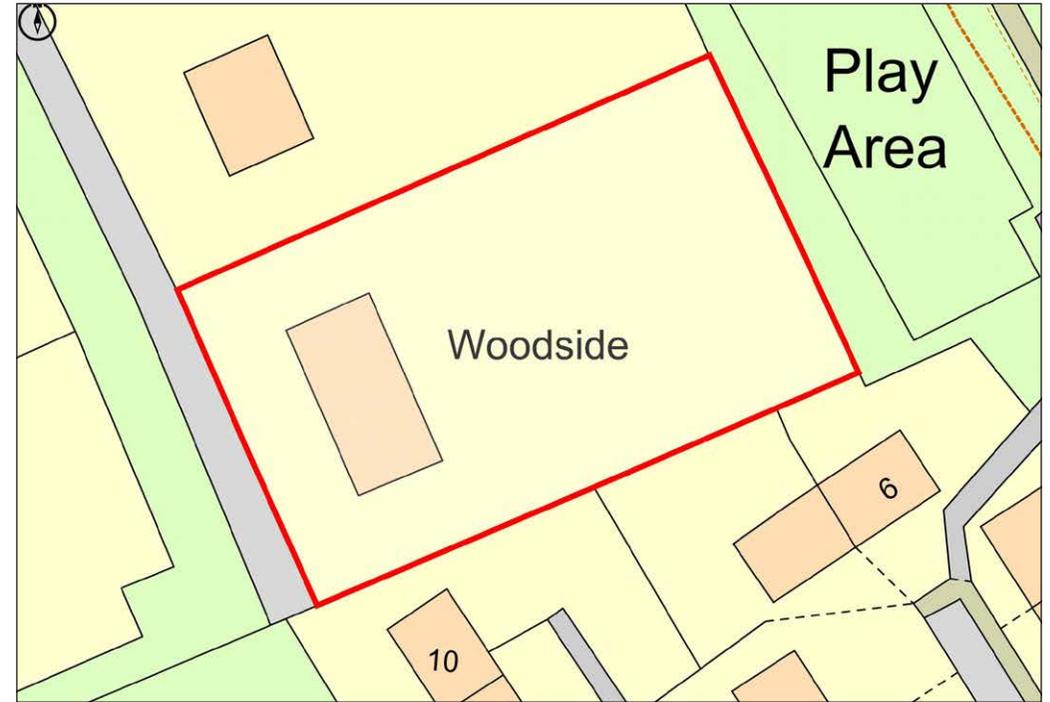
FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 121.3 m<sup>2</sup> FLOOR 2 70.7 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 7.0 m<sup>2</sup>  
 TOTAL : 192.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2026.





**Galbraith**



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