



Spinningdale, Ardgay, IV24 3AD

Offers Over £280,000

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PROPERTY PROFESSIONALS



- Wood Burning Stove In Lounge
- Beautiful Traditional Kitchen With Belfast Sink
- Three Characterful Bedrooms
- Stylish Bathroom With Traditional Suite
- UPVC Double Glazed Windows And Doors
- Oil Central Heating, External Combi Boiler
- Detached Masonry Garage Built Into Hillside
- Private Driveway With Off-Street Parking Space
- Built Circa 1880 With Later Additions
- Easy Road Access To Bonar Bridge & Dornoch

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Kyloag is a charming three-bedroom detached home sitting peacefully in approximately three acres of land, surrounded by forest and greenery, in the tranquil Highland hamlet of Spinningdale. Believed to date from around 1880 with later additions, the property blends traditional character with modern comfort, offering a unique rural lifestyle just a short drive from Bonar Bridge and Dornoch.

The entrance hallway has a clean, neutral feel with wooden flooring underfoot. It connects the main sitting room, bathroom and all three bedrooms, providing a welcoming and uncluttered introduction to the home.

The sitting room is warm and inviting, with cottage-style deep-set windows and clean wooden flooring that reflects the home's traditional roots. A freestanding wood-burning stove sits against one wall, adding both charm and warmth during the colder months. A radiator is mounted to another wall, and there's ample space for a sofa, armchairs and media units. Decorative antler-style light fittings complete the rustic, country-cottage feel.

Leading off the sitting room is a spacious dining room, currently laid out with a six-person table, chairs and a small sofa. This versatile room could serve as a second lounge if preferred. Light floods in from a wide window and glazed doors that open directly to the garden. Wooden flooring and a radiator on one wall keep the space bright and comfortable, while wall-mounted antler-style light fixtures provide a gentle evening ambience.

The kitchen is another standout feature of the home, fitted with grey traditional-style cabinets topped with solid wooden worktops. A white Belfast sink and cream-tiled flooring adds to the classic feel. There's a range-style oven with extractor hood above and windows on two sides keep the room filled with light. A rear door opens directly to the garden, making this a practical and attractive space.

The bathroom also has a charming, traditional finish, with green-painted wood panelling on the lower half of the walls and neutral paintwork above. The suite includes a white pedestal basin, toilet and a full-size bath with a mixer shower above and shower screen to the side. This gives the flexibility of a long soak or a quick rinse. The result is a bathroom that is both functional and full of period character.

The first double bedroom is irregularly shaped, adding a sense of character, with light-coloured carpet, neutral painted walls and windows on two sides. A radiator is mounted on a third wall while there's plenty of room for a double bed and additional furniture.

The second bedroom is also decorated in a neutral palette with a stylish purple feature wall. It too has a light carpet, an irregular layout that gives it interest and space for both a bed and bedroom furniture. A radiator is located near the door.

The third bedroom, currently used as a child's room, features neutral tones on three walls with a deep blue feature wall. The deep-set window enhances the traditional cottage feel and a radiator on a separate wall keeps the room warm. It's a practical space with a bright, comfortable atmosphere.

Windows and doors throughout the home are of double-glazed uPVC design, helping improve energy efficiency and insulation. The external oil combi boiler is housed outside the property and supplies both hot water and central heating via a series of water-filled radiators distributed throughout the home.

The grounds surrounding Kyloag extend to approximately three acres, with lawns immediately around the property, ample private parking space and scenic forested surroundings beyond. The home is approached via a short driveway from the main road. To the rear of the home is a detached single-car garage, built into the hillside and constructed from masonry block with a rendered exterior. It features a pitched timber truss roof finished with Eternit artificial slates.

With its traditional style and idyllic rural surroundings, Kyloag is a unique opportunity for buyers seeking character and space in the Scottish Highlands. Enquiries are welcome, and early viewing is recommended, so contact Hamish Homes today!

About Spinningdale

Spinningdale is a peaceful hamlet perched on the north shore of the Dornoch Firth in eastern Sutherland. With the ruins of a historic spinning mill overlooking the firth and the surrounding forested hills, it offers a delightful blend of scenic beauty and Highland tranquillity.

Outdoor lovers will appreciate Ledmore and Migdale Forest nearby, with well waymarked trails winding through native oak and pine woodland. These paths climb to viewpoints offering expansive views over Loch Migdale and the firth beyond, perfect for hiking and wildlife watching.

While Spinningdale retains a rural charm, essential amenities are available a few miles away in Dornoch and Bonar Bridge, which provide shops, cafés, medical services and secondary schools. Access is via the A949, with reliable bus services connecting to Dornoch, Tain and Invergordon. Inverness is around an hour's drive and the nearest railway station is in Ardgay.

Spinningdale is ideal for those seeking a quiet, nature rich life with good connections to community essentials





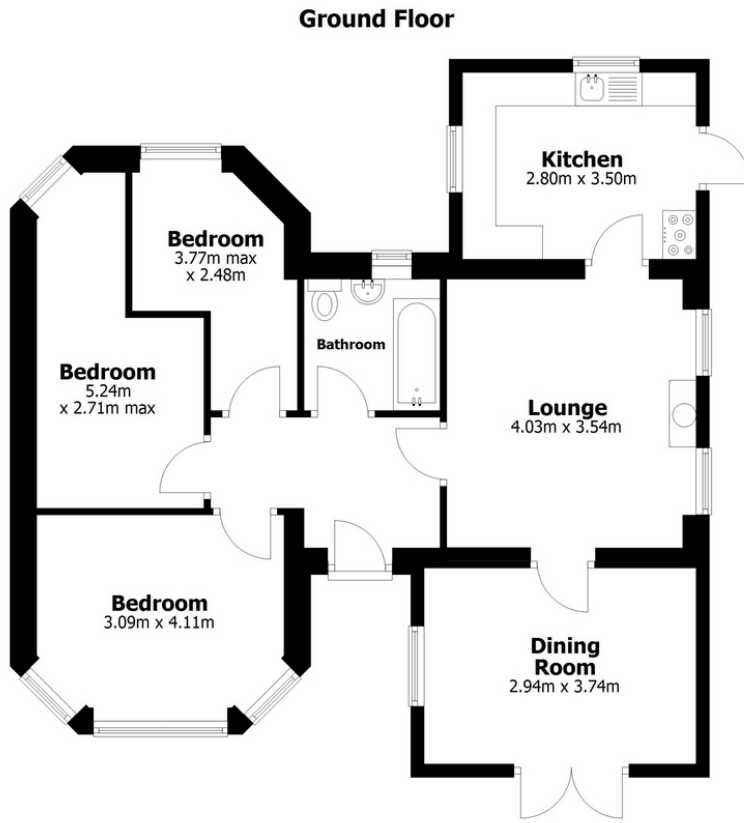
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Kyloag, Spinningdale, Ardgay

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	68	89		65	71
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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