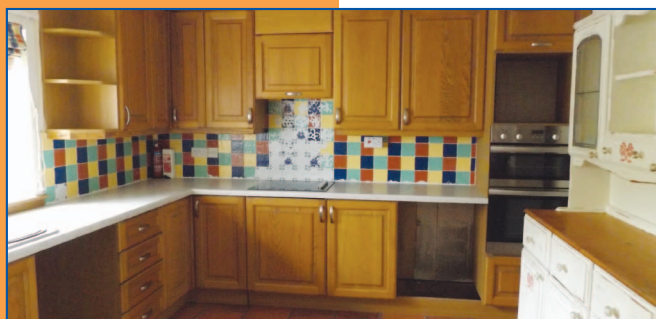


solicitors • estate agents

# Young Robertson & Co.



## HONKIN GOOSE COTTAGE, BOWER

Situated in a rural area of Bower with views across the countryside from the rear, this four bedroom bungalow sits in a large area of fenced mature garden grounds with a garage and several small outbuildings. Benefitting from a multi fuel burner to the dining room/family room which runs the radiators, there are electric storage heaters to three of the bedrooms which could be changed to radiators. There is double glazing throughout. Accommodation consists of lounge, dining room/family room, kitchen, conservatory, four bedrooms, W.C. and bathroom. There is offroad parking to the front and side for several vehicles as well as a garage. Areas of mature trees, shrubs and flowers surround the property and there is also a greenhouse, shed and stone stores. An ideal family home set in a countryside location which is still also near to the amenities to be found in Bower which includes a primary school.

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**OFFERS OVER £125,000**

### Vestibule

**1.74m x 1.24m 5' 8" x 4' 1"**

Upvc entrance door with glazed side panel. Glazed wall to side. Glazed door to lounge. Vinyl flooring.

### Lounge

**6.75m x 3.19m 22' 1" x 10' 5"**

Window facing to front. Ornate fan fitted to ceiling. Double radiator. Door to wing of bedrooms. Carpeted. T.V. point. B.T. point.

### Dining Room/Family Room

**5.59m x 3.37m 18' 4" x 11' 1"**

Window facing to rear with deep sill. Cupboard housing hot water tank with shelf. Multi fuel burner set in a stone fireplace on a tiled hearth. Laminate flooring. B.T. point.

### Kitchen

**4.08m x 3.31m 13' 4" x 10' 10"**

Wall and base units with tiled splashback. Built in electric oven. Fitted electric cooker hob. One and half bowl sink with drainer and mixer tap. Window to front with deep sill. Double radiator. Tiled floor. Spotlights to ceiling. Hatch to attic space. Half glazed Upvc door to conservatory.

### Conservatory

**2.63m x 2.40m 8' 7" x 7' 10"**

Seating, with storage beneath, fitted to one wall. Wood lining to one wall. Vinyl flooring. Upvc door to rear garden.

### Rear Hallway

Laminate flooring.

### Bedroom 1

**4.12m x 3.22m 13' 6" x 10' 6" at widest.**

Window facing to front. Storage heater to wall. Carpeted.

### W.C.

**2.21m x 1.04m 7' 3" x 3' 5"**

Half glazed door to W.C. Opaque window to rear. Louvre doors to cupboard housing hot water tank with shelf. W.C., and hand basin fitted into a unit with tiled splashback. Cupboard housing electrics mounted to wall. Wood lining to dado level on two walls. Shelf fitted to wall.

### Bedroom 2

**3.02m x 2.57m 9' 11" x 8' 5"**

Window to rear. Single radiator. Carpeted.

### Bathroom

**2.55m x 1.99m 8' 4" x 6' 6"**

Half glazed wood entrance door. Three piece suite comprising shaped bath with Mira electric shower fitted above, W.C. and hand basin fitted into a unit with storage cupboards. Shelf fitted to wall. Towel rail fitted to wall. Electric storage heater. Full tiled walls. Opaque window to rear with deep tiled sill. Spotlights to ceiling. Vinyl flooring.

### Bedroom 3

**3.56m x 3.46m 11' 8" x 11' 4"**

Storage heater to wall. Window facing to rear with deep sill. Carpeted.

### Bedroom 4

**3.51m x 3.27m 11' 6" x 10' 8"**

Storage heater to wall. Window facing to front. Carpeted. Mirror and shelf fitted to wall.

### Gardens

Fenced mature garden surrounding the property with mature trees, shrubs and flowers. Views from the rear garden out across the open countryside. There is a stone lean-to store attached to the property. Two small stone outbuildings, a shed and greenhouse. Offroad parking to the front and side of the property for several vehicles.

### Garage

Block built garage with up and over door.

### General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)

### Council Tax

The subjects are in band C. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

### EPC Rating

F

### Postcode

KW1 4TT

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

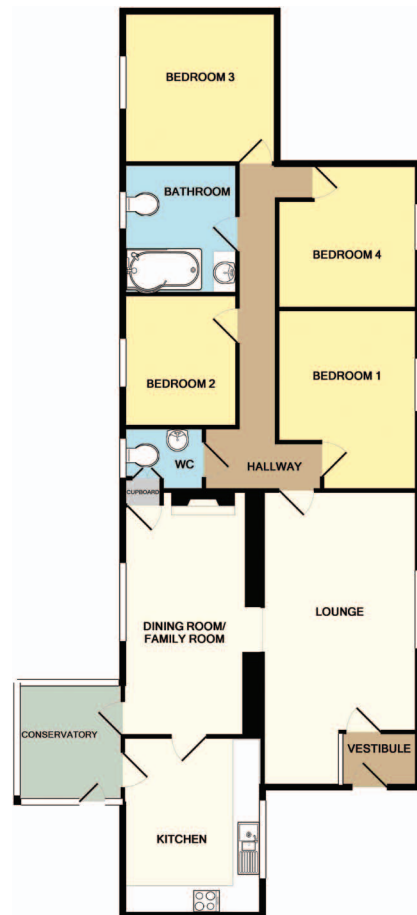
Offers Over £125,000 should be submitted to our Wick office.

### Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

### Location

Bower. A small village community situated half way between Wick and Thurso. Bower has a primary school and local hall. Only 10minutes drive from Wick, one of the two main towns of the district, it has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.