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Young Robertson & Co.



STRATHVIEW COTTAGE, WATTEN

This four bedroom cottage with attic conversion has been fully renovated throughout. Benefitting from wood framed double glazing, uPVC doors, oil central heating, an oil fired rayburn in the kitchen. Accommodation consists of lounge, kitchen, dining room, bathroom and two bedrooms on the ground floor, with two further attic bedrooms. There is chipped offroad parking to the front and garden to the sides and rear.

FIXED PRICE £110,000

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Hallway

Upvc half glazed entrance door. Door to attic space. Solid wood flooring.

Lounge 4.29m x 4.17m 14' 1" x 13' 8"

Ornate electric fire sitting on a hearth with wooden mantle. Shelved alcove to wall. Window facing to rear. Door to stairs to attic rooms. Understair cupboard. Double radiator. Solid wood flooring. Doors to rear hallway and 15 pane door to kitchen.

Kitchen 4.52m x 1.97m 14' 10" x 6' 5"

Wall and base units with tiled splashback. Wide deep sink with mixer tap. Fitted ceramic hob cooker with stainless steel cooker hood above and tiled splashback. Integral fridge and freezer. Washing machine below unit. High wood lined ceiling with velux windows to either side and suspended pendant lights. Windows to front and side. Oil fired Rayburn with tiled splashback. Ceramic tiled floor.

Dining Room 3.37m x 2.87m 11' 1" x 9' 5"

Window to side. French doors to rear. Double radiator. Laminate flooring.

Bathroom 2.37m x 1.34m 7' 9" x 4' 4"

Three piece suite comprising bath with electric shower fitted above, W.C. and handbasin. Fitted mirror to wall. Fitted mirrored cabinets to walls. Opaque window facing to front. Spotlights to ceiling. Double radiator. Laminate flooring.

Rear Hallway

Half glazed Upvc door to rear garden. Small windows to either side giving natural daylight. Coat hooks fitted to wall. Single radiator. Solid wood flooring.

Bedroom 1 4.12m x 3.28m 13' 6" x 10' 9"

Windows to rear and side. Two double radiators. Shelved cupboard with double doors. Carpeted.

Bedroom 2 2.90m x 2.76m 9' 6" x 9' 00"

Window facing to side. Double radiator. Carpeted.

Stairs to attic space

Accessed from lounge, wood stairs with half wood lined walls leading into bedroom 3

Bedroom 3 7.48m x 2.26m 24' 6" x 7' 5"

Velux windows to either side of the coombed ceiling. Spotlights to ceiling. Double radiator. Carpeted. Door to bedroom 4.

Bedroom 4 2.94m x 2.26m 9' 8" x 7' 5"

Accessed from bedroom 3. Doors to eves storage.

Velux to coombed ceiling. Double radiator. Spotlights to ceiling. Carpeted.

Garden

Grassed area to sides and rear with trees and shrubs. Garden shed. Offroad chipped parking to the front of the property.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from 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 5XJ

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Fixed Price £110,000 should be submitted to our Wick office.

Office Hours

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

Location

Watten village provides primary schooling, local shop, garden centre, petrol station and small hotel. There is a popular fishing loch within walking distance. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. 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.



