



solicitors • estate agents

Young Robertson & Co.



TIGH-CHAILAN, LATHERONWHEEL

Situated on the outskirts of the village of Latheronwheel and sitting in approximately an acre of landscaped garden grounds, this four bedroom bungalow has views across the deer park and open countryside then out to the open sea. Benefitting from oil fired central heating and further enhanced by an open fire to the lounge which is set into a beautiful marble fireplace, there is wood framed double glazing throughout. This spacious and attractive accommodation comprises vestibule, dining hall, lounge with glazed folding doors opening into a sun lounge to the front, kitchen/diner, four bedrooms (one with ensuite and one fitted with a shower), family bathroom, utility room, W.C., rear vestibule and integral garage. There is offroad parking to the front of the property for multiple vehicles. There is a shed and greenhouse within the landscaped gardens to the rear. The elevation of the property gives amazing views to the front though it is also well sheltered by mature trees surrounding it. Viewing is essential to appreciate all that this home has to offer.

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OFFERS AROUND £210,000

Vestibule **2.51m x 1.77m 8'3" x 5' 10"**

Solid wood flooring. Window to front. Glazed panels surround the vestibule with fully glazed door to dining hall. Coat pegs fitted to wall.

Dining Hall **7.75m x 2.46m 25' 5" x 8' 1"**

Carpeted. Window to side. Wall lights to wall. Double radiator. Fitted shelf to wall. B.T point.

Adjoining Hallway

Two storage cupboards, one housing hot water tank and shelved, the other with hanging and shelf. Wall lights to walls. Hatch to attic space accessed by a pull down ladder and is fully floored and could be converted into additional accommodation with the necessary permissions. Two radiators. Carpeted. Glazed door to rear porch.

Lounge **6.58m x 5.58m 21' 7" x 18' 4"**

Open fire set into a beautiful marble fireplace. Two double radiators. T.V. point. Bay windows to side. Carpeted. Glazed folding doors open into the sun lounge.

Sun Lounge **5.36m x 2.8m 17' 7" x 9' 2"**

Solid wood flooring. Sliding patio doors to the front of the property with fully glazed side panels. Full length windows to side. Double radiator. Glazed door with glazed side panels to dining hall. T.V. point.

Kitchen/Diner **5.95m x 3.28m 19' 6" x 10' 9"**

Fitted with wall and base units, one and a half bowl sink with drainer and mixer tap. Fitted oven and electric hob with cooker hood above. Tiled splashback Spotlights to ceiling. Industrial non-slip vinyl flooring. Two windows facing to front, across the garden, to the countryside and open sea. Radiator that doesn't work. T.V. point, B.T. point.

Bedroom 1 **5.32m x 3.71m 17' 6" x 12' 2"**

Built cupboards, one is a wardrobe with hanging and shelves, the other is fully shelved. Radiator. Carpeted. B.T. point. T.V. point.

Bedroom 2/Study **3.48m x 2.63m 11' 5" x 8' 8"**

Currently used as a study. Built in wardrobe with hanging and shelf. Radiator. Window facing to rear. Shelf fitted wall. Carpeted. B.T. point.

Bedroom 3 **4.41m x 3.45m 14' 6" x 11' 4"**

Window facing to rear. Radiator. Carpeted. B.T. point. Door to ensuite.

Ensuite **2.76m x 1.46m 9' 1" x 4' 10"**

Three piece suite comprising shower enclosure fitted with mains operated power shower and shower boarding fitted to walls. W.C., handbasin with fitted shelf and mirror above. One and a half fully tiled walls. Opaque window to rear. Radiator. Vinyl flooring.

Bathroom **3.26m x 2.00m 10' 8" x 6' 7"**

Four piece suite comprising bath, W.C., handbasin and corner shower with mains fitted power shower and shower boarding to walls. Tiled splashback. Tiled flooring. Opaque window to rear. Spotlights to ceiling. Radiator.

Bedroom 4 **3.66m x 3.28m 12' 00" x 10' 9"**

Window facing to front. Shower enclosure, shower boarding fitted to walls, mains operated power shower. Radiator. Carpeted.

Rear Vestibule **1.17m x 1.06m 3' 10" x 3' 6"**

Vinyl flooring. Coat hooks to wall. B.T. point. Wood door to rear garden with glazed opaque panel.

Rear lobby – off hallway

Vinyl flooring.

W.C. **1.77m x 1.04m 5' 10" x 3' 5"**

W.C. and hand basin with tiled splashback. Opaque window to rear. Radiator. Vinyl flooring.

Utility Room **3.62m x 2.01m 11' 11" x 6' 7"**

Wall and base units. Sink with mixer tap and drainer. Tiled splashback. Services below unit for washing machine and tumble drier. Window facing to rear. Electric panel heater to wall.

Integral Garage **5.77m x 5.47m 18' 12" x 17' 12"**

Up and over door. Block walls, painted concrete floor. Fitted with base units. Strip lights to ceiling. Housing heating boiler.

Gardens

Beautiful landscaped gardens to front and rear with a shed, greenhouse and driveway giving parking for multiple vehicles to the front and side. The walled gardens have a large area of lawn to the rear surrounded by mature trees and shrubs. Views over the front garden to a deer park, the countryside, then out to the open sea.

General Information

The floor coverings, some curtains and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band E. 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

D

Postcode

KW5 6DW

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Offers Around £210,000 should be submitted to our Wick office.

Office Hours

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

Location

Latheronwheel is a linear village leading down to a very picturesque small 19th century harbour and single track hump-backed bridge c1726. The Strath affords a pleasant woodland walk upstream from the harbour area and is rich in wildlife. The village has a bus services to Wick and Inverness. Primary schooling, village shops, medical centres and community centres are available at Dunbeath 2 miles away and also in Lybster 6 miles away. Dunbeath also has a Post Office, Pub & Restaurant. A school bus passes the village for Wick, Dunbeath and Lybster schools.

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.



