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Young Robertson & Co.



15 THE TERRACE, REAY

This well-presented two bedroom semi-detached property is situated in the idyllic coastal village of Reay. Offering lovely views from all elevations this attractive property benefits from uPVC double glazing and the cosy solid fuel insert stove in the lounge provides the central heating. A recently fitted contemporary kitchen and modern fitted shower room all adds to the appeal of the property. Offering excellent storage throughout accommodation comprises lounge and kitchen/diner to the ground floor, with two double bedrooms and the shower room upstairs. Outside are attractive garden grounds, a block built store and timber shed. With off-road parking and being only a short walk from the local golf course, shop and village hall viewing is highly recommended.

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OFFERS OVER £66,000

Hallway

uPVC partially glazed front door. Wood effect laminate flooring. Window to front. Carpeted stairs to first floor. Cloak cupboard housing main electrics and fuse board. Telephone point. Partially glazed door to lounge.

Lounge 4.38m x 4.24m 14'04" x 13'11" max

Tiled fireplace with solid fuel insert stove. Radiator. Fitted carpet. Recessed alcove with cupboard below. Large front facing window with excellent views. Large under stair storage cupboard. TV point. Partial glazed door to kitchen.

Kitchen/Diner 5.27m x 2.26m 17'03" x 7'05"

Recently fitted modern kitchen with various eye and base level units with work top space and splash back tiling. 1½ bowl stainless steel sink. Built in double oven at eye level. Four ring hob with extractor above. Services for washing machine, space for dishwasher and tumble dryer. Ample space for fridge freezer and table and chairs. Vinyl flooring. Radiator. Rear facing window with views over the garden and neighbouring field to the trees on the horizon. Partially glazed uPVC door to rear garden.

Landing

Side facing window. Carpet. Hatch access to the loft.

Bedroom 1 4.22m x 3.48m 13'10" x 11'05" max

Window to front with countryside views. Fitted carpet. Radiator. Shelved airing cupboard. Integral wardrobe. Large storage cupboard with Coombed ceiling. (This would make an ideal computer room or hobby room).

Bedroom 2 3.18m x 3.09m 10'05" x 10'01" max

Twin fitted cupboards with hanging rail and shelf. Rear facing window with views over Reay to the countryside and the trees on the horizon. Carpet. Radiator.

Bathroom 2.02m x 1.71m 6'7" x 5'7"

WC with push top flush. Wash hand basin with mixer tap set in attractive bathroom furniture unit with mirrored bathroom cabinet above. Large shower enclosure with wet wall panelling and electric shower. Extractor. Radiator. Window to rear.

Gardens

To the front is a large enclosed garden bordered by mature shrubs and trees with concrete lined off-road parking for a car (which could easily be extended for more vehicles). To the rear there is a stone chips with a seating area off the kitchen. Fully enclosed the rear garden is laid mainly to grass with mature trees and bordered with flowers and shrubs. An area of decking leads to the block built shed (3.09m x 1.55m 10'1" x 5'1") with lean to timber store, additional timber shed and storage units can also be found. Bordered with



ranch style fencing and block built walls the garden incorporates a drying area and also has a side gated access from the side of the property and parking area.

General Information

The carpets and blinds as fitted are included in the sale. All the furniture and Electrical items are available if required making this an ideal first time buyer's property or buy to rent.

Council Tax

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

EPC

D

Postcode

KW14 7RQ

Entry

By arrangement.

Viewing

By appointment with our Thurso office.

Price

Offers over £66,000 should be submitted to our Thurso office.

Location

In the centre of Reay. Turn into the Terrace at the Police Station. The property is approximately quarter a mile up the road. The village of Reay is within easy commuting distance of Thurso and provides primary schooling, village store, garages and 18-hole golf course. Thurso, one of the two main towns of the district has further shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is within approximately two and a half-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.