



solicitors • estate agents

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## SUNNYBANK, PORTSKERRA, MELVICH, BY THURSO

Available for sale is this three bedroom property that is situated in a quiet location within the picturesque north coast village of Melvich. In need of upgrading throughout, the property benefits from electric heating and double glazed windows. Accommodation, which is all on one level, comprises lounge, kitchen, bathroom and three double bedrooms. The attached barn and byre may also offer a further development opportunity into additional living accommodation subject to necessary planning consent. Only a short walk to the local shop/post office, hotel and restaurant the property has garden ground to all elevations and there is a stone chipped gated driveway offering off-road private parking.

**OFFERS OVER £86,000**

## Kitchen

**2.49m x 2.44m 8'02" x 8'00"**

Partially glazed uPVC door into kitchen. Fitted kitchen with various eye and base level units, work top space and splash back tiling. Space for cooker, fridge and freezer. Stainless steel sink with mixer tap. Partial wood lined walls and ceiling. Electrics to wall. Window to front. Panel heater. Vinyl flooring.

## Hallway

**3.50m x 3.10m 11'05" x 3'10"**

Carpet. Wood lined walls and ceiling. Telephone point.

## Lounge

**4.01m x 3.24m 13'02" x 10'07"**

Open fire set in tiled fireplace – currently not in use with electric fire insert. Window to front. Carpet. TV point.

## Bedroom 1

**4.00m x 3.11m 13'01" x 10'02"**

Fireplace which is currently blocked up and not in use. Window to front. Carpet. Panel heater. Wood lined ceiling.

## Bedroom 2

**3.50m x 2.72m 11'06" x 2.72m**

Window to rear. Carpet. Panel heater. Wood lined ceiling. Hatch access to the loft.

## Rear lobby

**2.73m x 0.94m 8'11" x 3'01"**

Window to rear. Hatch access to the loft. Carpet.

## Bathroom

**3.15m x 2.10m 10'04" x 6'11"**

WC. Wash hand basin. Disability shower enclosure with wet wall panelling and mira electric shower. Large shelved airing cupboard housing the hot water tank. Extractor. Panel heater. Window to front. Vinyl flooring.

## Bedroom 3

**4.16m x 3.08m 13'08" x 10'01"**

Double aspect windows. Storage heater. Carpet. Two door to built in wardrobes with hanging rail and shelves.

## Barn

**4.80m x 3.77m 15'09" x 12'04"**

Pedestrian door to barn. Stone built walls. Window to front.

## Byre

**6.62m x 3.77m 21'09" x 12'04"**

Pedestrian door to byre. Stone built walls. Small window to front.

## Garden

The garden ground is laid to grass and bounded with fencing. Outside tap. Gated gravel driveway to front of property offering off road parking.

## General Information

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

## Council Tax

The subjects are in band B. 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

F

## Postcode

KW14 7YL

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £86,000 should be submitted to our Thurso Office.

## Office Hours

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

## Location

Melvich is a small, popular and friendly coastal village offering stunning sea views with a lovely beach and small harbour which makes it popular with surfers and water sport enthusiasts. Conveniently situated approximately 20 minutes drive from Thurso, Melvich provides an excellent local primary school with secondary education available nearby in Bettyhill and a school bus service. There is a village shop with post office and a hotel, Inn with campsite facilities and art gallery. Portskerra also offers a wide range of outdoor pursuits for enthusiasts. Thurso is approximately twenty miles east and provides shopping, medical, educational and leisure facilities. From Thurso there are regular bus and rail services south and from Wick airport there are regular scheduled air services. Inverness is 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.*

