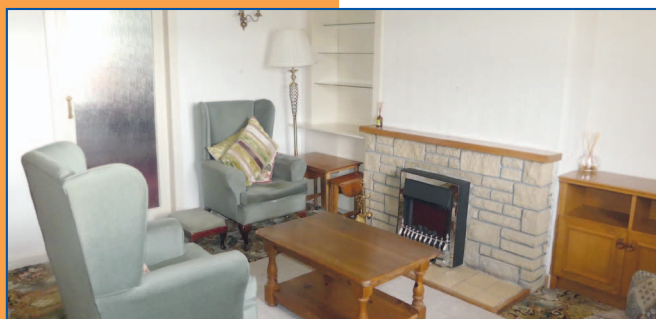




solicitors • estate agents

Young Robertson & Co.



10 PORTORMIN ROAD, DUNBEATH

Situated in an excellent location with superb coastal views is this two/three bedroom semi-detached property with side extension. In need of some modernisation the property benefits from uPVC double glazing and LPG central heating. Offering excellent storage accommodation comprises hallway, living room, dining room/bedroom 3, kitchen, utility area, shower room and rear hallway to the ground floor. Upstairs are two double bedrooms and a bathroom. There are attractive front and rear mature garden grounds with ample on street parking available. With beautiful coastal and countryside walks on your doorstep viewing is highly recommended to appreciate the potential the property offers and wonderful location.

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OFFERS OVER £75,000

Hallway **1.36m x 1.30m 4'05" x 1'03"**

Timber front door. Carpet. Telephone point. Stairs to first floor. Glazed door to living room.

Living Room **4.20m x 3.83m 13'09" x 12'07"**

Electric fire set in brick fireplace with tiled hearth and wooden surround. Carpet. Radiator. Window to front. Recessed shelving unit. Wall lights. TV and telephone point.

Dining Room/Bed 3 **2.87m x 2.66m 9'05" x 8'08"**

Glazed door from living room. Window to rear. Carpet. Radiator. Picture rail.

Kitchen **2.87m x 2.49m 9'05" x 8'02"**

Glazed door from living room to kitchen. Fitted eye and base level units with work top space and splash back tiling. 1 ½ stainless steel sink with mixer tap and drainer. Fitted double oven with grill and four ring hob and extractor above. Shelved pantry cupboard. Telephone point. Window to rear. Carpet. Radiator.

Utility Area **1.86m x 1.83m 6'01" X 6'00"**

Window to front. Carpet. Services for washing machine. Space for fridge freezer. Boiler.

Rear Hall **1.63m x 0.85m 5'04" x 2'09"**

Carpet. Door to garden.

Shower Room **3.55m x 1.98m 11'07" x 6'06" max**

WC. Wash hand basin with mirror and light above. Shower tray with electric Mira shower above and fitted seat. Radiator. Carpet. Window to rear.

Landing **2.09m x 2.07m 6'10" x 6'09"**

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

Bedroom 1 **4.21m x 3.27m 13'10" x 10'08"**

Window to front. Carpet. Radiator. Large walk in wardrobe with hanging rails and shelving.

Bedroom 2 **3.80m x 3.08m 12'05" x 10'01" max**

Window to rear. Radiator. Carpet. Shelved airing cupboard housing the hot water tank.

Bathroom **2.09m x 1.61m 6'10" x 5'03"**

WC. Wash hand basin. Bath. Partial tiling to walls. Fully mirrored wall above bath. Radiator. Light fitting with electric heating ring. Bathroom cabinet.

Garden

The front garden is laid mainly to grass and bordered with mature flowers and shrubs. Fully enclosed with block built walls and a central pathway that leads to the front and side of the property. A patio area can also be found to the side. There is a large rear garden, also laid to lawn with occasional mature trees and shrubs, and a stone chipped area that incorporates the LPG tank and a timber shed.

General Information

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

Council Tax

The subjects are in band A. 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

G

Postcode

KW6 6EF

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £75,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Dunbeath is a coastal village situated on the A9, approximately 27 miles south of Thurso, 20 miles from Wick and within 2 hours drive of Inverness. The village offers a most attractive outlook to sea, includes a small Harbour, village shop, hotel and bar. There is a primary school and secondary schooling is provided in Wick, 20 miles to the North. The Highland Capital of Inverness is approximately 80 miles to the south.



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.