



solicitors • estate agents

Young Robertson & Co.



5 MUNRO PLACE, BETTYHILL

Excellent opportunity to purchase the spacious two bedroom semi-detached bungalow that is centrally located in the village of Bettyhill and enjoys fabulous views to Torrisdale Bay and the surrounding countryside. In walk in condition the property benefits from uPVC double glazed windows and doors and electric storage heating with a fireplace with electric fire insert in the living room. The generous accommodation comprises living room, kitchen/diner, entrance and side vestibule, inner hallway, two double bedrooms and wet room. Outside are garden grounds and there is ample on street parking. Only a short walk to the local shop, schools, village hall, swimming pool and gym this property may appeal to the retiree, first time purchaser or small family. Viewing is highly recommended.

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OFFERS OVER £85,000



Entrance Vestibule **1.32m x 1.07m 4'4" x 3'6"**

Partially glazed uPVC front door. Carpet. Electrics to wall. Fitted coat shelf and hanging rail. Partially glazed door to hallway.

Hallway

L shaped carpeted hallway. Shelved storage cupboard. Airing cupboard with shelf and hot water system. Hatch access to the loft which has a fitted ladder and is partially floored offering excellent storage. Storage heater. Partially glazed door. Telephone point.

Living Room **4.02m x 3.45m 13'2" x 11'3"**

15 panel door with transom. Window to front offering superb views to Torrisdale bay and surrounding countryside. Carpet. Tiled fire place with electric fire insert. TV and telephone point. Storage heater. 15 panel glazed door to kitchen/diner.

Kitchen/Diner **4.90 x 3.05m 16'1" x 10'**

Spacious kitchen diner with fitted eye and base level units with work top space and splash back. Space for cooker with splash back tiling and services for washing machine. Two windows to rear. Ample space for fridge and table and chairs. Storage heater. Vinyl flooring to kitchen area and carpet.

Side Vestibule **1.32m x 1.07m 4'4" x 3'6"**

Partially glazed door from kitchen. Wood effect vinyl flooring. Partially glazed uPVC door to the garden.

Bedroom 1 **4.80m x 3.03m 15'9" x 3'3"**

Window to front offering superb views to Torrisdale bay and surrounding countryside. Carpet. Storage heater. Two doors to built in wardrobe with fitted shelving and hanging rail. Walk in wardrobe with fitted shelving, carpet and window to front.

Bedroom 2 **3.60m x 3.45m 11'9" x 11'4"**

Window to rear. Carpet. Fitted wardrobe with hanging rail and shelf. Storage heater. Telephone point.

Wet Room **2.10m x 1.79m 6'10" x 5'10"**

Vinyl flooring and partial wet wall. Shower screen and electric Mira shower. Wash hand basin with fitted glass shelf above. WC with push top flush. Window to rear. Storage heater. Spotlight and extractor.

Garden

There are garden grounds to the front, side and rear of the property laid mainly to gravel. From the side of the property is gated access with pathways leading to the side and front of the property.

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 ?. 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

D

Postcode

KW14 7TD

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £85,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Situated approximately 30 miles from Thurso and in the region of 100 miles from Inverness, Bettyhill offers schooling to secondary level, swimming pool, general store and petrol station. Thurso is one of the two main towns in the Caithness District and has full shopping, banking, professional, medical, educational and recreational 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 in the region of 2½ hours' drive by road.



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.