



solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

3 BEINN RATHA COURT, REAY

Three bedroomed end terraced property situated in a quiet cul-de-sac within the village of Reay. Offering country views from the rear elevation accommodation comprises entrance vestibule, hallway, lounge, kitchen diner and side porch and shower room to the ground floor, with three double bedrooms upstairs. With excellent storage the property benefits from oil central heating and uPVC windows and doors. Well-established gardens to the front of the property are laid to grass and bordered with flowers and shrubs. A low maintenance fully enclosed garden with detached store and removable ramp access to the side porch can be found to the rear. Making an ideal family home the property is only a short walk to the local primary school, convenience store, village hall and golf club.

OFFERS OVER £60,000



Vestibule

1.86m x 1.09m 6'1" x 3'7"

Partially glazed uPVC front door with window to side. Hard wood flooring. Wood lined ceiling and walls. 15 panel glass door to hallway.

Hallway

Carpet. Radiator. Door and stairs to first floor. Coat hooks to wall. Telephone point.

Living Room

4.55m x 3.96m 14'10" x 13' max

Glazed door from hallway. Window to front. Carpet. TV point. Radiator. Fireplace with electric fire insert, marble hearth and wooden surround.

Kitchen

4.52m x 3.03m 14'1" x 3'3"

Fitted kitchen with various eye and base level units with work top space. Space for cooker with extractor above. Services for washing machine and dishwasher. Space for fridge. 1½ bowl stainless steel sink with mixer tap and drainer. Large airing cupboard housing the hot water tank and boiler. Vinyl flooring. Radiator. Window to rear. Partial wood lining to walls.

Porch

2.90m x 1.63m 9'6" x 5'4"

15 panel glazed door and step down to porch. Tiled flooring. Radiator. External door to rear garden.

Shower Room

2.03m x 1.79m 6'8" x 5'10"

Corner shower enclosure with thermostatic shower. WC with push top flush. Wash hand basin with mirror, glass shelf and light above. Fully tiled walls and floor. Spotlights. Radiator. Window to rear.

Landing

L-shaped carpeted hallway. Hatch access to the loft. Window to front. Large shelved storage cupboard.

Bedroom 3

3.27m x 3.05m 10'8" x 10'

Window to rear with views to the surrounding countryside. Carpet. Radiator.

Bedroom 2

3.44m x 3.05m 11'3" x 10'

Carpet. Radiator. Window to rear with views to the surrounding countryside.

Bedroom 1

3.87m x 3.64m 12'8" x 11'11"

Window to front. Carpet. Radiator. Recessed shelved alcove.

Garden

Low maintenance front and rear gardens with stone chips and occasional raised borders with flowers and shrubs. Bounded with fencing and block built walls. Detached block built shed. Oil tank. Outside tap. Timber ramp access to rear door.

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.

EPG

E

Postcode

KW14 7RH

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

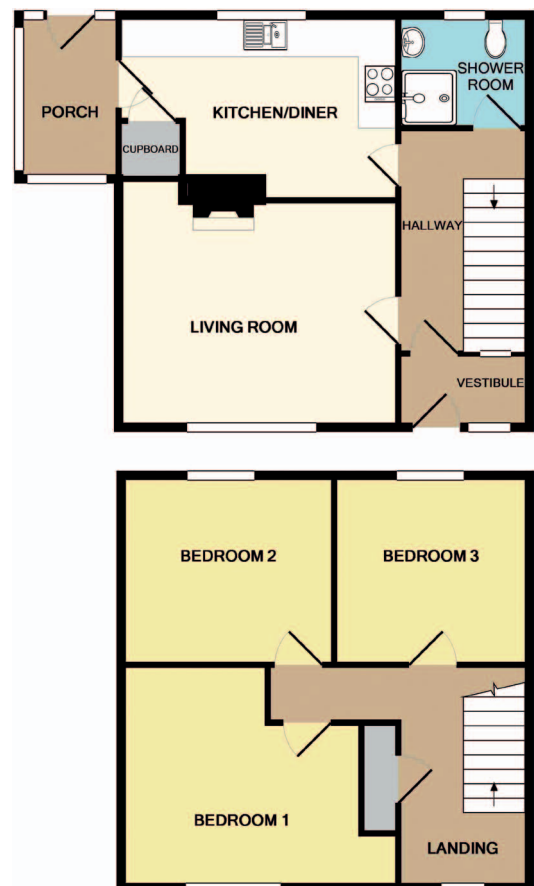
Offers over £60,000 should be submitted to our Thurso Office.

Office Hours

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

Location

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.