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4 GORDON TERRACE, BETTYHILL, SUTHERLAND

Well-presented three bedroom semi-detached property which is conveniently located to all amenities within the village. In walk in condition and with no onward chain the property benefits from a combination of uPVC and timber double glazed windows, solid fuel heating and a photovoltaic panel system which has approximately 18 years remaining on its feed-in tariff. Enjoying superb coastal and sea views over the surrounding countryside accommodation comprises side vestibule, hallway, living room with feature fireplace and double aspect windows and modern fitted kitchen to the ground floor. Upstairs are three bedrooms and the bathroom. Outside the well-kept garden is bounded with fencing and an attractive dry stone wall. Laid mainly to lawn with gated off-road parking, timber shed and garage. Making an excellent family home viewing is highly recommended.

caithnessproperty.co.uk 

OFFERS OVER £100,000

Hallway

Partially glazed timber front door with glazed panels to side. Radiator. Laminate flooring. Coat hooks and shelf to wall. Stairs to first floor.

Side Vestibule 1.04m x 0.92m 3'5" x 3'00"

Laminate flooring. Shelved storage cupboard. Partially glazed timber door to side.

Living Room 5.55m x 3.64m 18'2" x 11'11"

Window to front. Open fire place with stone feature fireplace. Fitted shelving. Laminate flooring. Double aspect windows.

Kitchen/Diner 3.64m x 3.48m 11'11" x 11'05"

Modern fitted kitchen with high gloss units including various eye and base level units with solid wood work tops and splash back tiling. Space for cooker and fridge freezer. Services for washing machine. Extractor. Radiator. Laminate flooring. Door to under stairs storage cupboard. Window to front.

Landing

Window to rear. Carpet. Hatch access to the loft. Cupboard housing the electrics. Doors to shelved storage cupboard.

Bedroom 1 3.53m x 3.30m 11'7" x 10'10"

Bedroom to front. Laminate flooring. Cupboard housing the hot water tank. Radiator. Shelved storage cupboard. Cupboard with fitted shelving and hanging rail.

Bedroom 2 3.54m x 2.70 11'7" x 7'10"

Bedroom to front. Laminate flooring. Radiator. Shelved storage cupboard. Cupboard housing hanging rail and shelf.

Bedroom 3 2.70m x 2.25m 8'10" x 7'4"

Bedroom to front. Laminate flooring. Radiator. Cupboard with hanging rail and shelving.

Bathroom 1.90m x 1.70m 6'2" x 5'7"

WC. Wash hand basin. Bath with electric shower above. Fully tiled walls. Shelving brackets to wall. Fitted mirror. Radiator. Vinyl flooring. Window to side.

Garden

The well-presented garden is laid mainly to lawn with occasional trees and shrubs. There is a timber garden shed and large timber garage with metal profile roof. Bounded with fencing and attractive dry stone wall.

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

C

Postcode

KW14 7SX

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

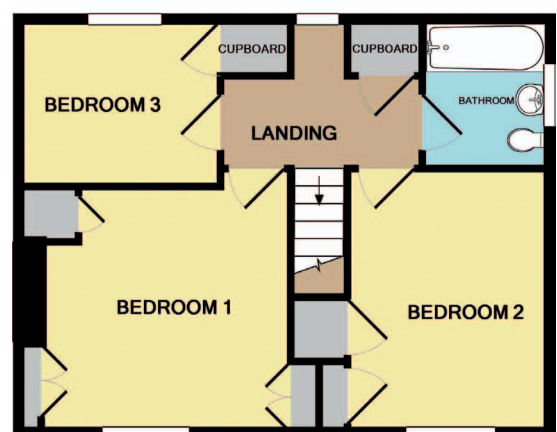
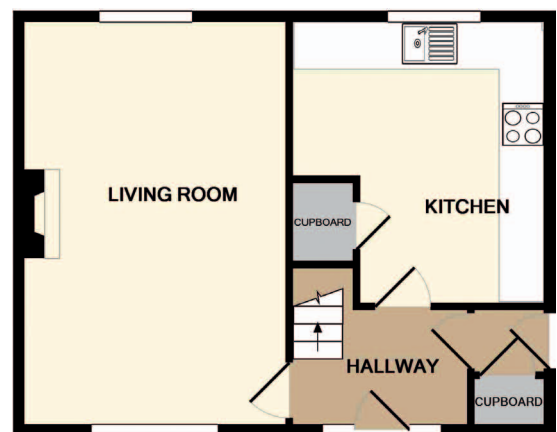
Offers Over £100,000 should be submitted to our Thurso Office.

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/post office, cafe 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.