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Young Robertson & Co.



TIGHVARRICH, PORTSKERRA, MELVICH

Located within the picturesque north coast village of Melvich is this detached two bedroom property that is conveniently situated in the heart of the village close to local schooling, shop/Post Office, hotel and village hall. Offering lovely sea and coastal views from the rear of the property to Melvich beach and Bighouse Estate this quirky property benefits from oil central heating and uPVC double glazing. The living room, kitchen/diner/family room and bedrooms also have attractive original open fire places (currently not in use). Accommodation comprises entrance porch, hallway, living room, kitchen/dining/family room, bathroom and two double bedrooms. Outside are integral stores offering excellent storage and a fully enclosed garden to the rear. Within a stone's throw to the popular NC500 route the property may appeal to the small family or those perhaps looking for a holiday let opportunity. Viewing is highly recommended.

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OFFERS OVER £69,995

Porch **1.91m x 1.35m 6'3" x 4'5"**

Partially glazed uPVC front door. Double aspect windows. Coat hooks to wall. Wood effect vinyl flooring. Partial original wood lining to walls. Fitted shelving. Door to hallway.

Hallway **6.13m x 1.06m 20'1" x 3'5"**

Wood effect vinyl flooring. Radiator. Opening to the loft which has light and is partially floored making excellent use of space.

Kitchen/Diner/Family Room **6.55m x 3.84m 21'6" x 12'7" max**

Modern fitted eye and base level units. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge. Services for washing machine. Three windows. Open fire with original tiled fireplace surround and wooden heath. Cupboard housing the hot water tank. Recessed fitted shelving. Wood effect vinyl flooring. Radiator. TV and telephone point.

Living Room **4.27m x 3.74m 14'00" x 12'3"**

Open fire with original tiled fireplace surround and wooden heath. Double aspect windows. Carpet. TV point. Original wood lined walls and ceiling. Radiator.

Bedroom 1 **3.92m x 3.74m 12'10" x 12'3"**

Decorative original tiled fireplace and surround. Carpet. Window to side. Wood lined ceiling. Radiator. Integral cupboards with hanging rail and fitted shelving.

Bedroom 2 **3.83m x 3.52m 12'6" x 11'6"**

Decorative original tiled fireplace and surround. Carpet. Window to side. Wood lined ceiling. Radiator. Integral cupboards with hanging rail and fitted shelving. Door with fitted mirror housing coat hooks and fitted shelf. Window to side. Carpet. Radiator.

Inner Hallway **2.09m x 1.06m 6'10" x 3'5"**

Original wood lined walls. Wood effect vinyl flooring. Fitted overhead storage shelf.

Bathroom **2.51m x 1.51m 8'3" x 4'11"**

Step up from hallway to bathroom. Bath. Wash hand basin with glass shelf and mirror above. WC with push top flush. Wood effect vinyl flooring. Window to rear offering superb views over the surrounding fields to the beach, Big House and Big Head. Radiator. Partial tiling to walls.

Store Room **3.35m x 1.57m 11' x 5'1"**

Window to rear offering superb views over the surrounding fields to the beach, Big House and Big Head. Radiator. Wood effect vinyl flooring. Storage cupboard.

Garden

The rear garden is fully enclosed and laid mainly to grass with hedging to borders and being bounded with block built walls. Incorporating a drying area and oil tank. Unusually two doors offer access to the under house that offer excellent storage.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. This property is of non-traditional construction. Mortgageability is therefore restricted. 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

F

Postcode

KW14 7YL

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

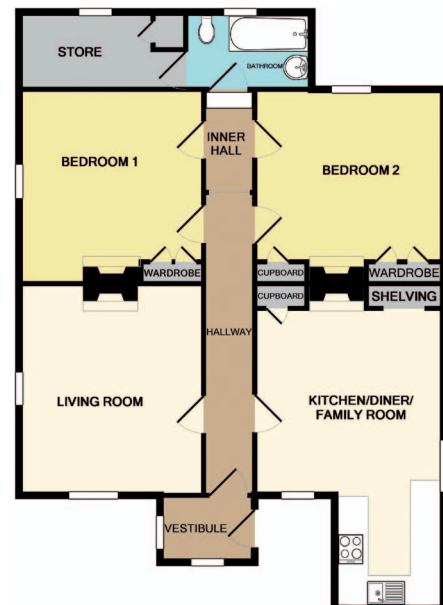
Offers Over £69,995 should be submitted to our Thurso Office.

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.