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BURNS COTTAGE, 115 NEWLANDS, BETTYHILL

This attractive traditionally built property is located on the outskirts of the picturesque village of Bettyhill. Quietly situated enjoying open views across rugged countryside the property benefits from uPVC double glazing, electric heating and cosy open fires to both the living and dining room. Accommodation comprises kitchen/breakfast room, hallway, living room, dining room and wet room to the ground floor. Upstairs from the landing is the bathroom and two good sized double bedrooms. Outside a sweeping driveway leads to the large detached garage. There are extensive gardens with mature trees and shrubs offering plenty of natural shelter and privacy. Within walking distance to all the villages' amenities including local schooling, swimming pool and gym, hotel, shop and cafes the property may appeal to the small family, Airbnb market or to those looking for a bolthole while securing a second income. A perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beachgoers or for simple relaxation.

OFFERS OVER £180,000

Kitchen/Breakfast Room **5.56m x 2.12m 18'3 x 6'11**

Partially glazed uPVC door. Modern fitted eye and base level units with work top space, splash back tiling and breakfast bar area. Cooker with stainless steel extractor above. All white goods being left. Coat hooks to wall. Three windows. Carpet. Storage heater.

Dining Room **3.55m x 3.07 11'8 x 10'**

Open fire with stone surround, Caithness stone hearth and wooden mantle. Window. Carpet. Storage heater. Telephone point.

Hallway **4.79m x 1.83m 15'8" x 6'00"**

Carpet. Storage heater. Stairs to first floor with under stairs storage cupboard.

Living Room **3.87m x 3.56m 12'8" x 11'8"**

Open fire with tiled surround. Carpet. Storage heater. Window.

Wet Room **2.97m x 1.37m 9'9" x 4'6"**

Wash hand basin with mixer tap. WC with push top flush. Disability shower enclosure with electric shower. Wet wall to floors and walls. Extractor. Two windows. Dimplex wall mounted fan heater.

Landing

Fitted shelved storage units offering excellent storage. Velux window. Carpet. Electrics to wall. Hatch access to the loft. Storage heater. Coombed ceiling.

Bedroom 1 **4.22m x 3.18m 13'10" x 10'5"**

Double aspect windows. Telephone point. Slightly coombed ceiling. Carpet. Wash hand basin with mirror light fitting. Spotlights. Panel heater.

Bedroom 2 **4.27m x 3.10m 14'00" x 10'2"**

Carpet. Window. Panel heater. Slightly coombed ceiling. Door to airing cupboard housing the hot water tank.

Bathroom **2.61m x 1.69m 8'7" x 5'6"**

Bath with tiled surround and electric shower above. WC. Wash hand basin with splash back tiling, mirror and shaver point light above. Dimplex wall mounted fan heater. Vinyl flooring. Towel radiator. Window.

Garage **5.3m x 4.7m 17'4" x 15'6"**

There is a gated sweeping driveway that wraps around the property to the rear where you can find ample off road parking for several cars a large block built garage with double opening doors.

Garden

The extensive garden grounds are laid mainly to grass with mature trees and shrubs, and there is a large segregated vegetable patch. Outside tap. Bounded by a combination of stone built walls and fence and posts.

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 B. 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 7SR

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

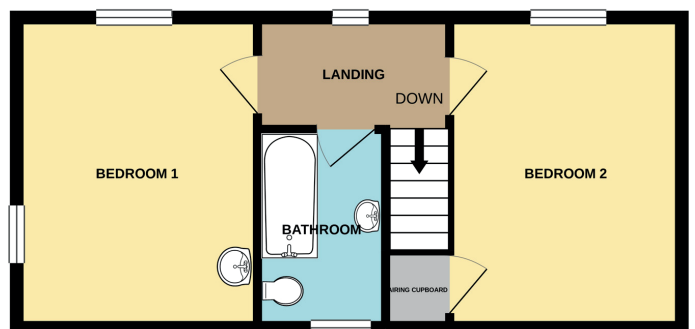
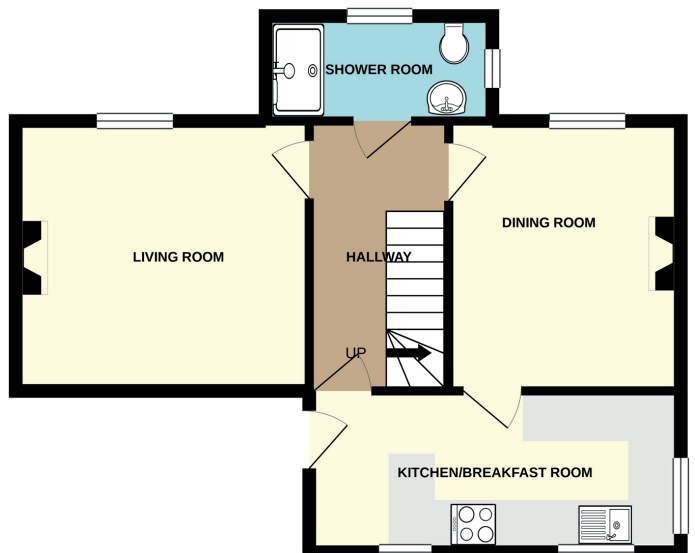
Offers over £180,000 should be submitted to our Thurso Office.

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.