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Young Robertson & Co.



LOCHANSIDE, 36 OLDHALL, WATTEN

This two bedroom detached bungalow with large attached garage is quietly tucked away within a small cluster of properties. Enjoying countryside views, with views of Loch Watten to the side, the property is in need of full renovation throughout. Benefiting from uPVC windows and doors and an open fire to the living room accommodation comprises hallway, living room, kitchen, two double bedrooms, bathroom and WC. Outside is a fully enclosed garden to all sides with several garden sheds, small block built store/shelter and two vehicle access gates, one of which that leads to the garage. With excellent fishing and walking in the area the property may appeal to those looking for a countryside bolt hole and/or holiday letting property. Only a few minutes' drive from local amenities in the village of Watten viewing is recommended.

**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

Hallway

Partially glazed uPVC front door. Carpet. Small cupboard housing electrics. Telephone point. Carpet. Recessed shelved storage cupboard. Cupboard offering access to the loft.

Living Room 5.04m x 3.12m 16'6" x 10'2"

Open fire with tiled surround. Window offering views to the garden. Carpet. TV point. Recessed shelved unit.



Kitchen 3.11m x 2.97m 10'2" x 9'9"

Fitted base level units with work top space. Stainless steel sink with drainer. Space for cooker. Shelved pantry. Carpet. Window with views to surrounding countryside.

WC 1.28m x 0.85m 4'2" x 2'9"

WC. Partial tiling to walls. Window. Tile effect vinyl flooring.

Bathroom 2.24m x 1.58m 7'4" x 5'2"

Bath. Wash hand basin with mirrored bathroom cabinet above. Fitted shelving. Carpet. Window.

Bedroom 1 4.55m x 3.11m 14'11" x 3'11"

Various fitted wardrobe units and fitted shelved units, some with overhead storage. Mirror to wall. Carpet. Window with views to the garden. TV point.

Bedroom 2 3.46m x 3.11m 11'4" x 10'2"

Fitted shelved storage units. Carpet. Window with views to surrounding countryside.

Garage 8.5m x 4.04m 27'10" x 13'3"

Up and over electric door. Two windows to side. Door to garden. Steps up to door that leads to the kitchen.

Garden

Overgrown at present the property is surrounded by garden grounds that are laid mainly to grass with several mature trees and hedging. There are also several garden sheds and a small block built store. Two gates can also be found to the front of the property,

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Please note that the property is not considered suitable for mortgage loan purposes due to its construction. 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

G

Postcode

KW1 5XL

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Directions

From the village of Watten continue north on the A882 for approximately 2.5 miles. You shall see a sign post to the right for Loch Watten Caravan Park. Take this turning and follow the farm road, keeping to the right. Continue on and you shall find the property on the left hand side.

From the North continue on the A882. Approximately 2.5 miles north of Watten you shall see a sign post to the left for Loch Watten Caravan Park. Take this turning and follow the farm road, keeping to the right. Continue on and you shall find the property on the left hand side.

Price

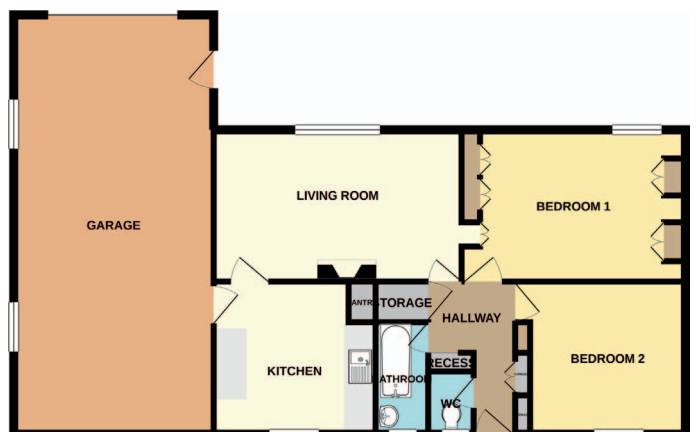
Offers Over £45,000 should be submitted to our Thurso Office.

Office Hours

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

Location

In a rural location approximately 2.5 miles from the village of Watten which provides primary schooling, local shop, garden centre and small hotel. There is a popular fishing loch within walking distance. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two 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.