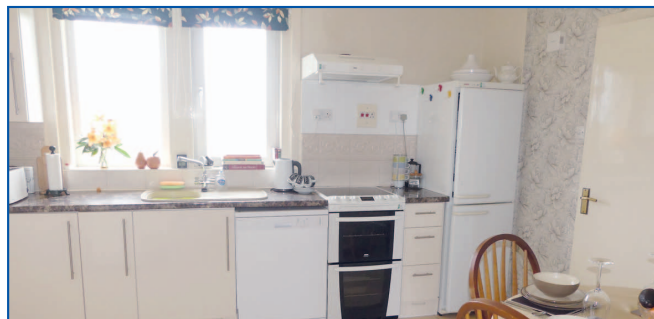




solicitors • estate agents

# Young Robertson & Co.



## CRAIGAN COTTAGE, 2 LYBSTER RD, FORSS

Commanding extensive picturesque views towards the Forss River and surrounding open countryside is this detached two/three bedroom bungalow that is situated on a generous plot that extends to approximately 0.35 acres. Well-presented throughout the property benefits from oil central heating and uPVC double glazed windows and doors. There are also hard wired smoke and carbon monoxide detectors, a fitted alarm system and extensive insulation throughout. There is current planning permission in place for an extension that would enable the purchaser to tailor the dwelling to their personal requirements. On the main bus route for primary and secondary schooling accommodation comprises entrance vestibule, hallway, living room, kitchen/diner, utility room, store room, two good sized double bedrooms and office/bedroom three. Outside the garden, which includes a timber shed, is laid mainly to lawn and is bordered with numerous mature trees and hedging creating natural shelter and privacy. The large gated driveway offers parking for several vehicles. Within comfortable commuting distance to Thurso and a stone's throw from the popular NC500 route the property is sure to appeal to a wide market including perhaps a young family or couple, or perhaps the buy to let/holiday market. For those of a more adventurous disposition, the sale includes full planning consent, valid until July 2024, which would enable prospective purchasers to alter and extend the bungalow to match their preferences, at an early stage, without waiting for the prolonged planning process. The additions and alterations detailed in the planning consent are flexible and can generally be altered without problem. In walk in condition and with no onward chain viewing is highly recommended.

**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk)



## OFFERS OVER £140,000

### Vestibule

1.08m x 0.95m 3'6" x 3'1"

UPVC front door with decorative glass panel. Wall light. Tiled flooring. 15 panel glass door to the hallway.

### Hallway

Laminate flooring. Radiator. Glazed hatch to loft which captures natural light from the roof window positioned overhead thus affording excellent illumination to this area.

### Living Room

4.71m x 3.56m 15'5" x 11'8"

Twin windows to front, window to side. Carpet. TV and telephone point. Two radiators. Wall light.

### Kitchen/Diner

3.59m x 3.42m 11'9" x 11'2"

Fitted kitchen with eye unit and various base level units with work top space and splash back tiling. Kitchen sink with mixer tap. Space for cooker and fridge freezer. Services for washing machine. TV point. Twin window to rear. Tiled flooring. Fitted shelving bracket to wall. Radiator. Boiler with tiled surround and two small storage cupboards to rear.

### Utility Room

2.17m x 1.25m 7'1" x 4'1"

Work top space with fitted wash hand basin and mixer tap. Services for washing machine, space for tumble dryer. Tiled flooring. Small window to side. Door to large walk in storage cupboard with small window to side and hatch access to the roof void. Partially glazed uPVC door to garden.

### Bedroom 1

3.98m x 3.16m 13'1" x 10'4"

Windows to front. Carpet. Radiator. Double doors to integral wardrobe with hanging rail and shelf.

### Bedroom 2

3.26m x 3.34m 10'8" x 10'11"

Double doors to integral wardrobe with hanging rail and shelf. Carpet. Radiator. Twin windows to side.

### Shower Room

1.97m x 1.91m 6'5" x 6'3"

Large corner shower enclosure with thermostatic shower and wet wall. WC with push top flush. Wash hand basin with mixer tap. Contemporary fitted towel radiator. Extractor. Window to rear. Fitted mirror and wall light. Tiled flooring.

### Office/Bedroom 3

2.87m x 2.31m 9'5" x 7'7"

Window to rear. Carpet. Telephone point. Shelved storage cupboard. Radiator.

### Garden

The property enjoys a large gated stone chipped drive that offers parking for numerous cars. There is a large lawn which is bordered with occasional trees and shrubs. Oil tank. Outside light. Timber shed.

### General Information

The floor coverings, curtains and blinds as fitted are included in the sale. White goods and furniture may be available under separate negotiation. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

### Council Tax

The subjects are in band C. 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

D

### Postcode

KW14 7YA

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers Over £140,000 should be submitted to our Thurso Office.

### Office Hours

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

### Location

The property is situated close to A836 and serviced by a single track unclassified surfaced road. The immediate area offers a wide range of outdoor pursuits. Close proximity to the coast enables easy access to the many beaches and seascapes along the north Caithness and Sutherland coasts. The hinterland offers interesting walks through the diverse countryside and neighbouring world famous 'Flow Country'. There are two 18-hole golf courses within a 6 mile radius. The house is close to both primary and secondary school bus routes. The main town of Thurso is approximately 6 miles away. Thurso offers a wide range of services including Supermarkets, Banks, Post Office, Hotels, Restaurants, Swimming Pool, Private Clubs, etc. Further and Higher Education courses are offered at North Highland College - UHI in Thurso. The property is within easy commuting distance for the major employers in the area. (DSRL Downreay, HMS Vulcan, Forss Business Park, North Highland College - UHI, Thurso Business Park and Scrabster Harbour)



*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.*