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UPPER GEISELITTLE, THURSO

Excellent opportunity to purchase this spacious three bedroom detached bungalow with outbuildings. Within close proximity to Thurso and local transport links the property enjoys far reaching countryside views and benefits from uPVC double glazing. Although a new heating system has been installed within the past few years the property is in need of upgrading throughout. Accommodation comprises vestibule, hallway, living room, dining room, kitchen/breakfast room and utility room. There is a master bedroom with en suite shower room, two further double bedrooms and family bathroom. Right of access from the A9 shall be granted over the privately owned road. Outside are a substantial barn, byre and garage and a generous hard standing and garden ground. If required the owner may also be willing to lease some of the surrounding land. Offering an ideal live/work set up with the potential to be used for a variety of uses including equestrian, horticulture and leisure subject to local planning consents viewing is highly recommended.

OFFERS OVER £150,000

Entrance Vestibule **1.12m x 0.47m 3'8" x 1'6"**

Timber double doors with transom above. Carpet. Glazed door to hallway.

Hallway

T-shaped carpeted hallway. Wood lined ceiling. Hatch access to loft. Radiator.

Living Room **4.25m x 3.48m 13'11" x 11'4"**

Open fire set in tiled surround with wooden mantle. Window to front. Carpet. Three radiators. TV point. Wall light. Wood lined ceiling.

Dining Room **4.25m x 3.07m 13'11" x 10'1"**

Window to front. Radiator. Carpet. Sliding single door to kitchen.

Kitchen/Breakfast Room **4.19m x 3.99m 13'8" x 13'1" max**

Large room with two shelved storage cupboards and airing cupboard housing the hot water tank. Stainless steel sink with double unit below. Space for cooker. Services for washing machine. Space for tumble dryer and fridge freezer. Ample space for table and chairs. Vinyl flooring. Hatch access to the loft. Telephone point.

Utility Room **4.04m x 3.04m 13'3" x 9'11"**

Window to front and small window to side. Radiator. Hot water system and pellet boiler. Vinyl flooring. Exit door to rear.

Master Bedroom **4.24m x 3.67m 13'11" x 12'00"**

Window to front. Wall light. Carpet. Radiator.

En Suite **2.7m x 1.43m 8'10" x 4'8"**

Corner shower enclosure with electric shower and extractor. WC. Wash hand basin. Window to rear. Vinyl flooring. Radiator. Wood lining to walls.

Bedroom 2 **4.24m x 2.97m 13'11" x 9'9"**

Window to front. Carpet. Radiator. Double doors to fitted wardrobe with hanging rail and shelf. Radiator.

Bedroom 3 **3.56m x 2.99m 11'8" x 9'9"**

Window to rear. Carpet. Radiator. Fitted shelving bracket.

Bathroom **1.97m x 1.97m 6'5" x 6'5"**

Bath with electric shower above. Wash hand basin. WC. Partially tiled walls. Window to side. Towel radiator and radiator.

Garden

To the front of the property is enclosed garden that is laid to grass with occasional mature trees. To the rear of the house is a large hard standing offering parking for several cars. A large area of grass can also be found that incorporates a drying area and occasional trees.

Barn **19.84m x 12.39m 65'1" x 40'7" at widest**

Block built barn with four double entry doors, corrugated roof and various stalls and pens and hay store.

Byre **12.50m x 4.31m 41' x 14'1"**

Block built byre again with corrugated roof, double entry door and door to adjoining garage.



Garage **6.46m x 5.64m 21'2" x 18'6"**

Block built garage with triple entry doors, concrete lined floor, corrugated roof, power and light. Two workbenches.

General Information

The access road leading from the A9 public road forms part of the property. This road is subject to a right of access to the adjoining property, Bainstown, which access is currently in occasional use for agricultural purposes. The floor coverings 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

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Postcode

KW14 8YH

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £150,000 should be submitted to our Thurso Office.

Office Hours

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

what3words

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Location

Geiselittle is a farming community situated approximately one mile from Thurso. Thurso, one of the two main towns of the district has shopping, professional, medical and educational 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 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.