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IVY COTTAGE, SHEBSTER, BY THURSO

Enjoying far reaching countryside views is this spacious two bedroom cottage with detached garage, which is only a short drive from Thurso. Benefitting from uPVC double glazing, and LPG central heating with a cosy fireplace with gas fire insert to the living room. Accommodation comprises entrance vestibule, hallway and living room with floor to ceiling windows, kitchen, utility room, bathroom and two double bedrooms. Outside the extensive garden grounds are in abundance of mature trees that create natural privacy and shelter. There is also a stone built store and detached timber shed. The large gated driveway offers off road parking and turning area. Offering ample space for further development this property will likely appeal to an array of buyers and viewing is highly recommended.

OFFERS OVER £125,000

Entrance Vestibule 1.73m x 1.33m 5'8" x 4'4"

Partially glazed uPVC front door. Sliding doors to cloak cupboard with hanging rail and shelf, housing the electrics. Carpet. Glazed door with side panel to hallway.

Hallway

Hatch access to the loft. Telephone point. Carpet. Radiator.

Living Room 5.90m x 3.29m 19'4" x 10'9"

Two floor to ceiling windows to front. Wooden mantle with Caithness stone surround and gas fire insert. Carpet. TV and telephone point. Two radiators.

Kitchen 4.40m x 3.46m 14'5" x 11'4"

Fully fitted kitchen with work top space and splash back including a breakfast bar area. 1½ bowl stainless steel sink with mixer tap and drainer. 4 ring hob with single oven below and stainless steel extractor above. Integrated fridge. Two shelved storage cupboards. Double aspect windows. Radiator. Carpet. Boiler.

Utility Room 7.19m x 1.09m 23'7" x 3'1"

Fitted utility sink. Services for washing machine. Ample space for tumble dryer. Shelved storage cupboard. Carpet. Radiator. Two windows to rear. Partially glazed uPVC door to garden.

Bedroom 1 3.75m x 3.23m 12'3" x 10'7"

Floor to ceiling window to front. Carpet. Radiator. TV point. Hatch access to the loft.

Bedroom 2 3.71m x 3.27m 12'2" x 10'9"

Double aspect windows. Two fitted wardrobes with hanging rail and shelves. Carpet. Telephone point. Shelved airing cupboard housing the hot water tank. Radiator.

Bathroom 3.49m x 1.97m 11'5" x 6'5"

Bath with folding shower screen and shower tap attachment. Fitted bathroom furniture with wash hand basin with mixer tap and back to wall WC. Partial wet wall. Carpet. Radiator. Window to side.

Garage 6.15m x 3.60m 20'2" x 11'9"

Detached garage with up and over door. Window to side.

Garden

The gardens are bounded with attractive timber fencing and stone built walls. To the front and side is a fully enclosed low maintenance garden laid with paving, stone chips and occasional mature trees. To the rear is a generous garden which is laid mainly to grass and bounded with mature hedging and occasional trees

that create natural privacy and shelter. A timber shed, outside tap and stone built store can also be found. A gated large stone chipped driveway offers parking for several cars.

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 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

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Postcode

KW14 7RA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £125,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Shebster is a rural farming community approximately 8 miles 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.

