



Young
Robertson
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HALL COTTAGE, REAY

This traditional three-bedroom detached cottage with rear extension and attached garage offers a large driveway for several cars, a good-sized level garden and small paddock to side. Situated on the outskirts of the village the house and grounds extend to approximately 0.39 acres, and it is only a short walk to the heart of the village. Benefitting primarily from timber double glazed windows, an oil-fired central heating system and cosy open fire to the living room the property offers well-proportioned rooms however is in need of some cosmetic upgrading. Accommodation comprises entrance vestibule, inner hallway, living room, lobby, kitchen diner with modern fitted units, rear porch, bathroom and double bedroom to the ground floor. Upstairs there are two further double bedrooms with fitted wardrobes and traditional wood lined walls, and a convenient storage area can be found off the landing. Situated on the ever-popular NC500 route, and within comfortable driving distance to Thurso, this property is likely to appeal to a wide market and viewing is highly 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

caithnessproperty.co.uk 

OFFERS OVER £160,000

Vestibule **2.11m x 1.44m 6'11" x 4'8"**

UPVC glazed front door. Flagstone flooring. Window to front. Wood lined walls. Partially glazed door with transom to hallway.

Hallway

Original exposed timber floor boards. Large storage cupboard offering excellent storage. Telephone point. Stairs to first floor. Radiator.

Living Room **4.52m x 3.95m 14'10" x 12'11"**

Open fire place with tiled surround. TV and telephone point. Carpet. Window to front. Two radiators.

Lobby

Large cupboard housing the hot water tank and boiler. Original exposed timber floor boards.

Kitchen/Diner **7.44m x 2.95m 24'5" x 9'8"**

Modern kitchen with various fitted eye and base level units with work top space and splash back. Stainless steel sink and drainer. Services for dishwasher and washing machine. Space for fridge freezer and tumble dryer. Space for large range cooker. Extractor. Two windows to rear. Door to large storage cupboard. Shelved pantry. Door to rear porch.

Rear Porch **1.84m x 1.46m 6' x 4'9"**

Coat hooks to wall. Window. Glazed door to garden. Tiled flooring.

Bathroom **2.95m x 2.00m 9'8" x 6'6"**

Bath with electric shower above. WC. Wash hand basin. Partial wet wall to most walls. Two windows. Radiator. Original exposed timber floor boards

Bedroom 1 **4.52m x 3.88m 14'10" x 12'9"**

Window to front. Original exposed timber floor boards. Two radiators. Cupboard to recess. TV point. Tiled fireplace, currently not in use.

Landing

Door to storage cupboard. Original exposed timber floor boards. Velux window. Wood lined walls.

Bedroom 2 **4.32m x 4m x 14'2" x 13'1"**

Velux window. Carpet. TV and telephone point. Radiator. Fitted wardrobes. Wood lines walls and ceiling.

Bedroom 3 **4.34m x 3.91m 14'2" x 12'10"**

Velux window. Carpet. TV point. Radiator. Fitted wardrobes. Wood lines walls and ceiling.

Garage **5.21m x 3.32m 17'1" x 10'10"**

Up and over door. Power. Fitted workbench area.

Garden

The house and garden grounds extend to approximately 0.29 acres, with the garden being mainly laid to grass with post and wire fencing. Drying area, Outside tap. Oil tank. There is a large driveway offering off-road parking. To the side is a small fully enclosed paddock laid to grass that extends to approximately 0.09 acres.

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

F

Postcode

KW14 7RE

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

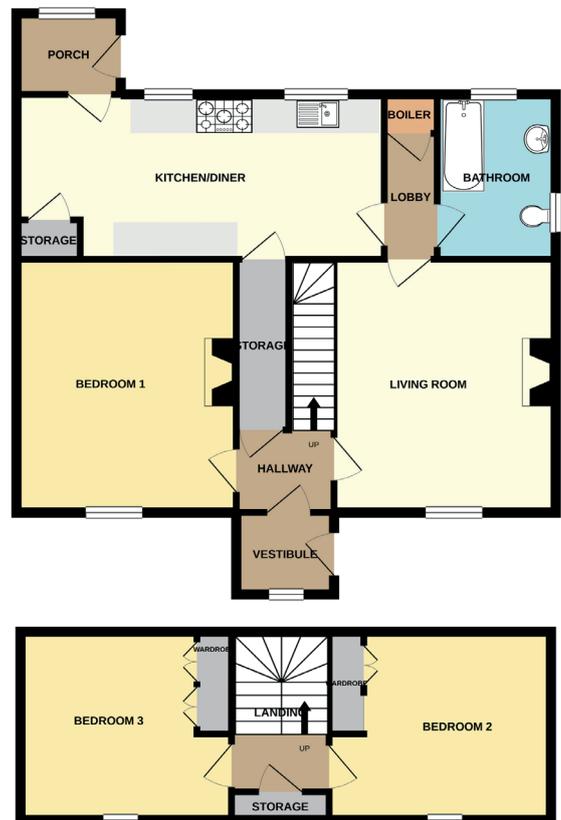
Offers over £160,000 should be submitted to our Thurso Office.

Office Hours

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

Location

The village of Reay is within easy commuting distance of Thurso and provides primary schooling, garages and 18-hole golf course. Thurso, one of the two main towns of the district has further 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 within approximately two and a half-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.