



solicitors • estate agents

Young Robertson & Co.



**29 TRAIL 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

5 CORNHILL ROAD, TALMINE, LAIRG

Great opportunity to purchase this three-bedroom semi-detached property which is conveniently located within the picturesque area of Talmine. Enjoying beautiful partial countryside, coastal and sea views including adjacent Rabbit Islands the property benefits from solid fuel central heating and timber double glazed windows. Accommodation comprises hallway, living room with cosy open fire, fully fitted kitchen/diner and convenient downstairs WC. Upstairs off the landing is a walk-in store cupboard, bathroom and three bedrooms. To the rear is an attractive garden with raised flower beds, timber sun house and timber sheds. Convenient on street parking is adjacent to the property. Talmine is located a few miles north of the main A838 road at the west end of the Kyle of Tongue Bridge (Populare NC500 route). As a result, though feeling very remote, Talmine is actually very close to all the local services in Tongue. In addition to the property there is also a 3.41 acre croft (1.38 hectares approx.) under separate negotiation. This peaceful fishing and crofting community offers a perfect and idyllic Highland retreat and is a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation. Perhaps appealing to a first-time purchaser, or those looking for a holiday home or bolthole, viewing is highly recommended to fully appreciate the properties location.

OFFERS OVER £92,000

Hallway

Partially glazed uPVC front door. Coat hooks to wall. Partial wood lined walls. Telephone point. Laminate flooring. Under stairs storage area. Radiator. Stairs to first floor. Storage cupboard with fitted shelving. Partially glazed exterior door to side.

Living Room **4.63m x 3.88m 15'2" x 12'9"**

Open fire set in tiled fireplace. Window to front with partial sea views. Carpet. TV point. Radiator.

Kitchen/Diner **4.84m x 2.59m 15'10" x 8'6"**

Modern fitted kitchen with several eye and base level units, work top space and splash back tiling. Kenwood range cooker with 5 ring gas hob, electric oven, grill and stainless steel and glass extractor above. Stainless steel sink with drainer. Services for washing machine. Space for tumble dryer and fridge freezer. Wood effect vinyl flooring. Radiator. Ample space for table and chairs. Two windows to rear with views to the garden and surrounding countryside.

WC **1.68m x 1.67m 5'6" x 5'5"**

WC. Wash hand basin with splash back tiling and mirror above. Wood effect vinyl flooring. Radiator.

Landing

Carpet. Window to side. Storage cupboard.

Bedroom 1 **3.4m x 2.54m 11'2" x 8'4" max**

Sliding mirrored doors to built in wardrobe with hanging rail and shelf. Fitted shelving to recess. Carpet. Window to rear with views to the surrounding countryside. Wall lights.

Bedroom 2 **3.25m x 2m 10'10" x 10'8"**

Window to front offering sea and coastal views including the Rabbit Islands. Carpet. Radiator.

Bedroom 3 **3.25m x 2m 10'8" x 6'7"**

Fitted shelving to recess. Window to front offering sea and coastal views including the Rabbit Islands. Carpet. Radiator.

Garden

Low maintenance garden to the front. To the rear the fully enclosed garden incorporates a timber summer house and timber sheds. Bounded with timber fencing with paved patio area, stone chopped area and stone built raised flower beds well stocked with flowers and shrubs.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk. In addition to the property there is also a 3.41-acre croft (1.38 hectares approx.) under separate negotiation. This is located along the road from the property.

Council Tax

The subjects are in band A. 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

E

Postcode

IV27 4YU

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £92,000 should be submitted to our Thurso Office.

Office Hours

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

Location

The crofting community of Talmine has a shop with post office, small harbour and slipway whilst Tongue, about 7 miles away, has a larger selection of local shops, hotels, doctor's surgery and bank. There is a primary school in Tongue and secondary schooling is at Farr near Bettyhill which also has a swimming pool and gym. Thurso is approximately 47 miles away, with Inverness being roughly 92 miles. Transport for Tongue (T4T) is a Community service linking the crofting villages of Melness, Skerry and Tongue with Durness, and also with the railway station in Lairg and the city of Inverness. This service also allows for transfers to the Bus Station and Airport in Inverness. A stop for this service is conveniently located close to the property.



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.