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Young Robertson & Co.



HOY VIEW, PORTSKERRA, MELVICH, THURSO

This immaculately presented 4 bedroom detached property with large agricultural shed to the rear, is located in an elevated location enjoying superb countryside and far-reaching sea views with the Orkney Isles on the horizon. Maintained to a high standard throughout, this generous family home offers flexible living accommodation and benefits from uPVC double glazed windows and doors, and oil central heating with a cosy open fire in the living room. Excellent storage is provided and accommodation to the ground floor comprises hallway, spacious living room, large kitchen/diner, double bedroom and modern fitted shower room. Upstairs of the generous landing are three further double bedrooms. Outside the gated stone-chopped driveway provides off-road parking and to the rear in the courtyard is a small and attractive raised garden. An easy commute to both Thurso and Dounreay, and within walking distance to the local Primary school and local amenities this property is in move in condition and would make an excellent family home. Viewing is highly recommended.

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OFFERS OVER £240,000

Hallway

Partially glazed uPVC front door with transom above. Carpet. Partial wood lining to walls. Stairs to first floor with shelved storage cupboard below. Telephone point. Radiator. Small over-head cupboard housing electrics.

Living Room **4.58m x 3.9m 15' x 12'9"**

Open fire set in Fyfe stone surround with Caithness stone hearth and wooden mantle. Carpet. Window to front. Radiator. TV and telephone point.

Kitchen/Diner **4.51m x 4.23m 14'9" x 13'10"**

Fully fitted kitchen with various eye and base level units with work top space and splash back. Stainless steel sink with mixer tap and drainer. Fitted oven and grill at eye level. Four ring hob with extractor above. Integrated microwave. Services for washing machine. Space for fridge. Ample space for table and chairs. Wood lined ceiling with spotlights. Boiler. Cupboard housing the hot water tank. Storage cupboard. Tile effect vinyl flooring. Window to front. Radiator. Two windows to rear. Partially glazed uPVC door to side.

Bedroom 1 **3.91m x 3.11m 12'10" x 10'2"**

Window to front. Carpet. Radiator

Shower Room **3.07m x 1.7m 10'1" x 5'7"**

Modern fitted shower room with large walk-in shower with wet wall, shower seat and thermostatic shower. Wall mounted vanity unit with wash hand basin, splash back tiling and heated mirror above. Co-ordinated tall bathroom unit to side. WC with push top flush. Towel radiator. Window to rear. Vinyl flooring.

Landing **4.38m x 2.02m 14'4" x 6'7"**

Window to front. Carpet. Radiator.

Bedroom 2 **3.66m x 3.5m 12' x 11'6"**

Window to front. Carpet. Radiator. Door to recessed wardrobe with fitted shelving and hanging rail.

Bedroom 3 **3.53m x 2.83m 11'7" x 9'3"**

Window to rear. Carpet. Radiator.

Garden

The front of the property is stone chipped and bounded with attractive timber fencing, offering off-road parking. To the rear courtyard is a small raised garden laid to grass with borders of flowers and shrubs, drying area and bounded with block-built walls. A block-built store offers excellent storage.

Agricultural Shed **16.76m x 5.81m 55' x 18'9"**

Masonry and block construction with rendered finishes externally having corrugated roof sheeting, sliding doors to gable end, and pedestrian access to side with sliding door.

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 7YL

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £240,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Melvich is a small, popular and friendly coastal village offering stunning sea views with a lovely beach and small harbour which makes it popular with surfers and water sport enthusiasts. Conveniently situated approximately 20 minutes' drive from Thurso, Melvich provides an excellent local primary school with secondary education available nearby in Bettyhill, and a school bus service. There is a village shop with post office and a hotel, cafe and Bistro with campsite facilities. Portskerra also offers a wide range of outdoor pursuits for enthusiasts. Thurso is approximately twenty miles east and provides shopping, medical, educational and leisure facilities. From Thurso there is regular bus and rail services south and from Wick airport there are regular scheduled air services. Inverness is approximately a two and a half-hour' 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.