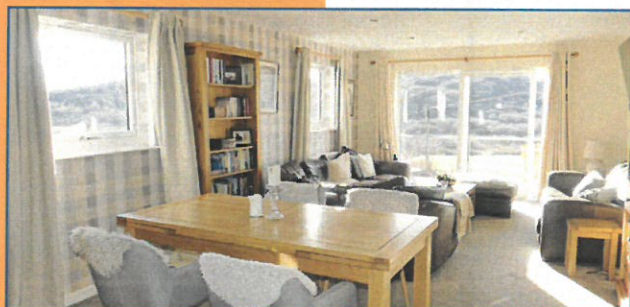


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RHIANBRECK, 16 VARICH PLACE, TONGUE

Appreciating uninterrupted and fantastic far-reaching views to the Kyle, Castle Varich, Ben Loyal and Ben Hope is this beautifully presented three-bedroom detached bungalow that has been recently extended and renovated to a high standard throughout. With highly impressive eco-credentials, being awarded an EPC B rating the property benefits from uPVC double glazing, oil central heating and photovoltaic solar panels generating its own renewable electricity. Open plan in design the living/dining room and kitchen/family room blend seamlessly together creating a light and airy property. Offering excellent storage accommodation comprises entrance hallway, living/dining room with patio doors leading out to a raised decking platform providing an excellent vantage point and entertaining area. Modern fitted kitchen and family room with cosy log burner, and three double bedrooms all with integral fitted wardrobes, with the master bedroom have a spacious ensuite bathroom. A contemporary fitted shower room/utility room all adds to the appeal of the property. Outside are attractive terraced gardens, a timber-built log store and good-sized shed with larder, outside sink and work top space (likely appealing to the keen fisher perhaps!). The long driveway provides off-road parking for several cars and there is ample space for a garage (subject to suitable planning consent). Within comfortable walking distance to local amenities, and only a stone's throw from the popular NC500 route, this very popular tourist village attracts many cyclists, hill walkers and climbers to the area. This area has also been named recently by the Sunday Times as one of the coolest postcodes areas to move to! Making a perfect family home, or perhaps an idyllic Highland retreat, this area is a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation and viewing is highly recommended.

caithnessproperty.co.uk 

OFFERS OVER £245,000

Entrance Hallway

Glazed uPVC door to side. Tiled flooring. Shelved unit with storage unit to recess. Two radiators. Shelved airing cupboard housing the hot water tank, and shelved storage cupboard. Coat hooks to wall. Hatch access to the loft. Spotlights.

Living/Dining Room 7.33m x 4.06m 24'3" x 13'3"

Sliding patio door to raised decking. Two windows to side. Radiator. Carpet. Opening to kitchen/ family room.

Kitchen/Family Room 7.38m x 5.18m 24'2" x 17" max

Beautiful open plan room with attractive fully fitted contemporary kitchen with work top space and upstand. Fitted double oven and microwave at eye level. Stainless steel sink with mixer tap and drainer. Fitted four ring hob with stainless steel and glass extractor above. Wall light. Spotlights. Tiled flooring. Window to rear. Glazed door to rear garden. Two radiators. Chimney divider with log burner to family room. Carpet. TV point. Opening to living/dining room.

Shower Room/Utility 3.06m x 2.58m 10' x 8'5" max

Modern fitted shower room with large fully tiled enclosure with electric shower. Fitted work top space with tiled upstand and counter top wash hand basin with mixer tap. WC with push top flush. Services for washing machine, space for tumble dryer. Fitted double eye level unit and shelving. Spotlights. Window to rear. Radiator.

Master Bedroom 5.9m x 3.43m 19'4" x 11'3" max

Large picture window to front. Combination of carpet and tiled flooring to room entrance. Sliding mirrored doors to fitted wardrobe with drawers, hanging rail and shelving. Hatch access to roof void. Radiator. Spotlights. Door to ensuite shower room.

En-Suite 2.26m x 1.69m 7'5" x 5'6"

Bath, fully tiled with electric shower. Wall mounted drawer unit with contemporary fitted moulded basin, mixer tap and splash back tiling. WC with push top flush. Spotlights. Extractor. Radiator. Tiled flooring. Window to side.

Bedroom 2 3.76m x 3.64m 12'4" x 11'11" max

Window to front. Carpet. Radiator. Spotlights. Fitted wardrobe with hanging rail and shelf.

Bedroom 3 3.64m x 3.37m 11'11" x 11" max

Window to rear. Carpet. Radiator. Fitted wardrobe with hanging rail and shelving.

Garden

The front garden is on a slight gradient and offers a generous driveway offering ample parking and space for a garage if desired. Decorative stone-built walls and rockery area offer an area of lawn and stone chippings with well established shrubs. Timber stairs lead up to an attractive decked area which offers an excellent outlook and entertaining area. The well-designed and terraced rear garden offers a water feature, attractive stone-built walls, stone chipped areas and well-established shrubs. Bounded with timber fencing and steps that lead of to Varich Place, and side gated entrance to communal pathway offering ramp access. To the side of the house is a timber built shed (3.83m x 3.10m) housing the battery storage system for the photovoltaic solar panels.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Some items of furniture may be available under separate negotiation. Home Report available from property@youngrob.co.uk.

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

B

Postcode

IV27 4XG

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

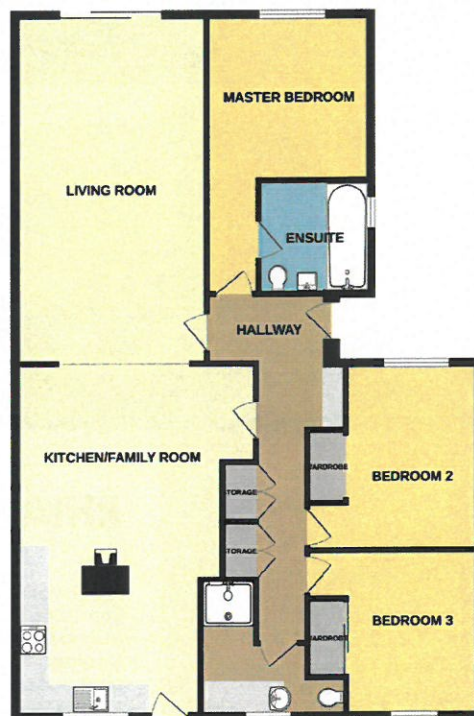
Offers over £245,000 should be submitted to our Thurso Office.

Office Hours

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

Location

The picturesque village of Tongue lies on the north coast of Sutherland by the Kyle of Tongue. Surrounded by stunning scenery and known for its views over the Kyle of Tongue, Castle Varich to Ben Hope and Ben Loyal, the village contains local shops, two hotels, Primary School, Doctors Surgery and other local services. More extensive services are available along the coast in Thurso (approx. 44 miles away) and Wick (approx. 64 miles away), two major towns in the adjacent County of Caithness. Secondary education is provided for at Farr High School, Bettyhill (approx. 13 miles away). Inverness is approximately 86 miles away.



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.