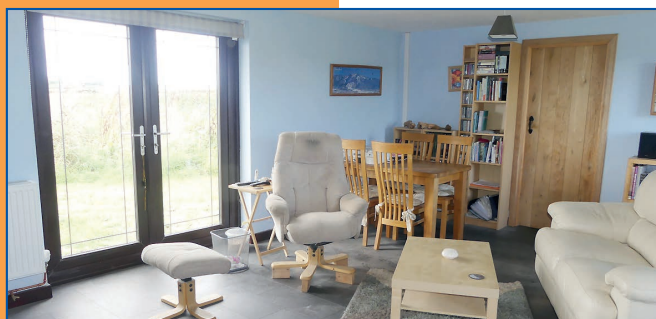




solicitors • estate agents

Young Robertson & Co.



ACHIGREMACH COTTAGE, WESTFIELD, THURSO

Excellently placed on the banks of the river Forss is this recently renovated stone-built cottage, small attached steading and attractive garden grounds. Purchased back in 2017 as a small cottage with detached steading, the property has been fully renovated and extended with a central link creating this pretty two-bedroom cottage. Located in a picturesque setting and enjoying beautiful views over the river and the surrounding open countryside this attractive property has partial flagstone flooring and internal oak doors, with deep-set timber double glazed windows that all add to the appeal of the property. There are PV panels, and the heating is by way of an air source heat pump which supplies water filled radiators and the hot water cylinder within the loft space. The entrance porch leads into the hallway which is open plan to the kitchen. From here is access to the conservatory which enjoys wonderful extended views to the river. The bright and airy living room boasts a multi-fuel stove set in an attractive Caithness stone fireplace, and enjoys double doors that open out onto the rear garden. The main bedroom has an integral fitted wardrobe and en-suite bathroom, while the additional bedroom has a wash hand basin and door leading to convenient WC. Outside the gardens are laid mainly to grass with occasional trees and shrubs. A small decked area to the porch makes a lovely place to sit out by the water. The house and garden grounds extend to approximately 35.5m x 35.5m and are accessed over a private shared road. Approximately 5 miles from Thurso the property is conveniently placed for the commuter and is on the main school bus route and close to the popular NC500 route. A fisher's delight, the property is suitable for a permanent residence or perhaps those looking for a holiday home with good letting potential in this popular tourist area of the Highlands. Viewings are highly recommended.

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

OFFERS OVER £175,000

Entrance Porch **2.35m x 1.74m 7'8" x 5'8"**

Timber front door. Flagstone flooring. Fitted shelving. Outside tap.

Living Room/Diner **5.55m x 4.04m 18'2" x 13'3"**

Multi-fuel stove with Caithness stone hearth and surround. Double doors to rear and two windows to front. Slate effect laminate flooring. Two radiators. TV point. Hatch access to the loft. Door to bedroom 1.

Kitchen **5.99m x 4.29m 19'8" x 14'1" max**

Open plan hallway with flagstone flooring opens into the kitchen which has modern fitted eye and base level units with work top space and splash back tiling. Fitted oven with four ring hob above. Space for fridge. Services for washing machine. Stainless steel with mixer tap and drainer. Dimplex wall mounted heater. Extractor. Radiator. TV point. Fitted shelving and electrics to recess. Deeply silled window to front. Door to side porch. Feature fireplace (not currently in use) with Caithness stone hearth and surround.

Conservatory **2.62m x 2.52m 8'7" x 8'3"**

Two external doors. Wood effect vinyl flooring. Far reaching views to the river and surrounding countryside.

Bedroom 1 **4.06m x 3.03m 13'3" x 9'11"**

Double aspect windows. Slate effect vinyl flooring. Vanity unit with fitted wash hand basin and splash back tiling with mirror above. Wall mounted shelving unit. Radiator. Hatch access to the loft. Door to convenient WC.

Bedroom 2 **3.12m x 2.36m 10'2" x 7'8"**

Deeply silled window to rear. Flagstone flooring. Radiator. Double doors to built in wardrobe with hanging rail and shelf. Hatch access to the loft.

En Suite **1.98m x 1.72m 6'5" x 5'7"**

Bath with splash back tiling and electric shower above and splash back tiling. Extractor. WC with push top flush. Small vanity unit with fitted wash hand basin, splash back tiling and mirrored bathroom cabinet above. Flag stone flooring.

Garden

The property is accessed over a privately shared road. The house and garden grounds extend to approximately 35.5m x 35.5m. Laid mainly to grass with occasional trees. Timber lean to stores can also be found to the front of the steading.

Steading **8.2m x 4m**

Offering excellent storage and possibly a further development opportunity subject to suitable planning consent.

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 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

C

Postcode

KW14 7QN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £175,000 should be submitted to our Thurso Office.

Office Hours

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

What3words

///economies.hothuse.splendid

Directions

From Thurso take the B874 and head South West out of the town for approximately 5 miles. After passing over the Fors river follow the road round the long right-hand bend and take the first turning on the left-hand side; you shall see a small signpost for 'Knockglass'. Continue down this private road and keep to the right-hand side when the road splits. Follow on down this road and take the opening on the right-hand side just before the bridge that crosses the river.

Location

Westfield is located approximately 5 miles from Thurso and 8 miles from Dounreay and there are buses which travel along the Thurso/Reay Road serving Thurso, Dounreay, and Schools. Locally at Westfield 'Our Wee Shop' provides a garden centre, café and takeaway, home bakes and convenience store with lots of local produce along with timber supplies and garden furniture. 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.