



solicitors • estate agents

Young Robertson & Co.



BURNSIDE COTTAGE, BALIGILL, THURSO

Occupying an enviable plot this traditional croft house with rear extension and detached stone-built steading with attached boot room is situated in a peaceful and serene location. Privately nestled at the end of a no-through road, the property is beautifully presented and enjoys far reaching views to the surrounding countryside, rugged coastline and sea. Spread over two floors, the cottage offers tasteful accommodation throughout, along with an excess of features that all add to the appeal of the property including double glazing, solid cherry wood flooring, contemporary light fittings, solid fuel heating and a standby generator system. The property opens into the hallway which has the advantage of storage facilities, and attractive fitted shelving to recess. The living room boasts French doors that open out to the front garden and provides space for cosy evenings indoors, which are to be enjoyed in front of the large multi-fuel stove. This room is open plan to the stunning kitchen/diner which offers views to all elevations, having French doors and patio doors to each side elevation, triple windows and three velux windows, flooding the room with natural light. The kitchen itself boasts tasteful solid oak shaker style units in olive green with solid wood work tops and integrated goods including a Bosch dishwasher, washing machine and fridge freezer. A Rangemaster range cooker with induction hob is also available under separate negotiation. An impressive custom fitted contemporary bathroom and double bedroom with views to the garden (currently utilised as a family room) completes the ground floor accommodation. Upstairs, the landing leads to a convenient cloak room with WC and two double bedrooms, both having deeply silled dormer windows with views to the surrounding countryside. Outside is a detached steading and boot room which, subject to suitable planning consents, could be utilised for a variety of purposes, perhaps appealing to the extended family or those looking for a rental or Airbnb opportunity given the close proximity to the popular NC500 route. There are attractive garden grounds, and a good-sized gated gravel drive which offers parking for several cars, continuing around to the rear and side of the property offering an excellent area for outdoor dining, hosting friends and family, and enjoying the fantastic vistas. Only a 20-minute walk to Strathy beach, and within a comfortable commute to Dounreay and Thurso the property is in move in condition and would make an excellent family home. A perfect and idyllic Highland retreat, a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation. 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 £260,000

Hallway **3.63m x 1.82m 11'10" x 5'11 max**

Partially glazed uPVC front door. Stairs to first floor offering storage below with fitted shelving. Radiator with attractive decorative cover and fitted shelving to recess above creating a lovely feature wall. Solid cherry wood flooring. Coat hooks to wall. Spotlights.

Living Room **3.93m x 3.63m 12'11" x 11'11"**

Large multi-fuel stove with stone surround, Caithness stone hearth and oak mantelpiece. Solid cherry wood flooring. Double glazed doors to front. Contemporary fitted wall lights. TV point. Open plan to kitchen/diner.

Kitchen/Diner **7.18m x 2.5m 23'7" x 8'2"**

Modern shaker style kitchen with various tall, eye and base level units with solid wood work tops. Fitted ceramic 1.5 bowl sink with mixer tap and drainer. Space for range cooker with decorative splash back and extractor above (Rangemaster cooker with induction hob and electric oven available under separate negotiation). Integrated fridge freezer, washing machine and Bosch dishwasher. Contemporary oak shelving and wall lights fittings. Spotlights. Solid cherry wood flooring. Three velux windows and three windows. Sliding patio doors to front. French doors to side. Dimmer switches.

Bathroom **3.59m x 1.68m 11'9" x 5'6"**

Custom fitted modern bathroom consisting of large shower bath with glazed shower screen, electric shower and rainfall shower head with thermostatic shower valve conveniently located to adjacent wall. Bathroom furniture with fitted wash hand basin with corner tap, and back to wall WC. Fitted mirror and extendable magnifying mirror. Ceiling panels and wet wall. Contemporary towel radiator. Deeply silled window to rear. Tile effect vinyl flooring.

Bedroom 3 **3.64m x 3.31m 11'11" x 10'10"**

Deeply silled window to front. Radiator. TV point.

Landing **3.63m x 1.79m 11'11" x 5'10"**

Velux window. Solid cherry wood flooring
Hatch access to fully insulated roof void. Wall light. Radiator.

Bedroom 1 **3.9m x 3.66m 12'9" x 12'**

Deeply silled dormer window to front. Carpet. Telephone point. Radiator. Dimmer switch.

Bedroom 2 **3.66m x 3.35m 12' x 11'**

Deeply silled dormer window to front. Carpet. Radiator.

WC **3m x 0.92m 10'11" x 3'**

WC with push top flush. Velux window. Solid cherry wood flooring. Partial wood panelling to walls. Storage area.

Steading **9.83m x 4.04m 32'4" x 13'3"**

Boot Room **3.51m x 2.67m 11'6" x 8'9"**

A stone-built steading and rear boot room, with corrugated roofing and power offers excellent storage. Ideal for conversion the buildings could be adapted for numerous uses, perhaps appealing to those looking for a property with Airbnb potential.

Garden

Burnside Cottage is surrounded by its own attractive and well-established garden grounds which includes a beautiful area of lawn to the front of the house, with small patio and stoned chipped and paved pathway, raised borders stocked with flowers and shrubs, hedging and interspersed mature trees. A good-sized gated and gravel drive offers parking for several cars and the rear and side of the property offers an excellent area for outdoor dining, hosting friends and family, and enjoying the fantastic rugged coastline and sea views. Attractive dry-stone walls and timber fencing compliment the property.

General Information

The floor coverings and blinds as fitted are included in the sale. Some items of furniture may be available under separate negotiation. The grass cutter is included the sale, along with both picnic tables. 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

D

Postcode

KW14 7RZ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £260,000 should be submitted to our Thurso Office.

Office Hours

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

Location

A peaceful and rural location set off the popular NC500 route. Close to Strathy village which is located on the north coast of Sutherland with Church, its own Community Hall and Inn. Situated 2 miles from Melvich, 11 miles from Bettyhill, 20 miles from Thurso and about 104 miles from Inverness. Scottish Natural Heritage (SNH) has designated the Strathy coast an SSSI (Site of Special Scientific Interest) and the dunes car park has facilities for visitors to the area. With nearby salmon rivers, hill lochs and a golf course at Reay, country pursuits abound. The location has much to offer the fisherman, the deerstalker, the hill walker, bird watcher, botanist, golfer, surfer, kayaker, artist, photographer and stargazer alike. Nearby 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 25 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, Bistro with campsite facilities and art gallery. Portskerra also offers a wide range of outdoor pursuits for enthusiasts. Thurso is approximately twenty-two 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 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.