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17 KNOCKGLASS ROAD, DUNBEATH

This spacious two-bedroom semi-detached bungalow offers fantastic countryside, coastal and sea views, and boasts a lovely fitted kitchen and modern fitted bathroom. Located in a quiet residential area, on a no through road, the property benefits from uPVC windows and Space heating is provided by means of a full electric wet central heating system to radiators. Accommodation comprises entrance vestibule, hallway, sitting room with large picture window, kitchen diner, two good sized double bedrooms, bathroom and a generous box room that would be ideal as a hobby room or home office. Outside are garden grounds to the front, side and rear, laid to grass and bounded with block-built walls, and ranch style fencing. Ample on street parking is available adjacent to the property. An excellent property for the first-time buyer, or perhaps a retiree looking to downsize viewing is highly recommended.

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OFFERS OVER £95,000

Vestibule **1.09m x 0.82m 3'7" x 2'8"**

Glazed uPVC front door. Tiled flooring. Opening to hall.

Hall **3.39m x 1.77m 11'1" x 5'10"**

Hatch access to the loft. Airing cupboard with shelf also housing the hot water tank. Radiator. Carpet.

Living Room **4.09m x 3.79m 13'5" x 12'5"**

Large picture window to front enjoying the wonderful views. Contemporary decorative fireplace with electric fire insert. Carpet. Telephone point and two TV points. Radiator.

Kitchen/Diner **3.86m x 3.27m 12'8" x 10'9"**

Modern fitted kitchen with various eye and base level units with work top space and splash back tiling. Fitted single oven with four ring hob and contemporary fitted cooker hood above. Services for washing machine. Space for tumble dryer and fridge freezer. Boiler. Spotlights. Radiator. Window to front appreciating the fantastic views. Wood effect vinyl flooring.

Bedroom 1 **3.89m x 3.19m 12'9" x 10'5"**

Window to rear with views to the garden. Carpet. Radiator.

Bedroom 2 **3.78m x 3.19m 12'4" x 10'5"**

Window to rear with views to the garden. Carpet. Radiator.

Box Room **2.78m x 1.77m 9'1" x 5'9"**

Carpeted room offering excellent storage that would perhaps be an ideal hobby room or home office.

Bathroom **2.32m x 1.71m 7'7" x 5'7"**

Modern fitted bathroom including bath with shower screen and electric shower. Bathroom furniture with fitted wash hand basin with mixer tap and back to wall WC. Small storage cupboard. Extractor. Window to side. Wood effect vinyl flooring. Partially tiled walls and wood lined ceiling. Radiator.

Garden

Outside are garden grounds to the front, side and rear, bounded with block-built walls, and ranch style fencing. Fully enclosed and laid to grass. Incorporating a drying area and paved pathway.

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

F

Postcode

KW6 6EQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £95,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Dunbeath is a beautiful village nestling on the North East Coast of Scotland. Dunbeath has a Post Office, convenience store, doctor's surgery, primary school, (secondary schooling is provided in Wick), heritage centre, harbour, beach, and Village Pub. With open countryside, river walks and quiet, peaceful living Dunbeath offers a 'get away from it all' affordable lifestyle and is just 1 1/2 hours' drive from Inverness, with good bus, rail connections.



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.