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# Young Robertson & Co.



## BALLONE, DUNBEATH

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This detached three-bedroom bungalow, with detached two storey garage, is situated in a tranquil location and enjoys beautiful open countryside views to all elevations. Positioned on a generous south-facing plot of approximately 0.5 acres, the property features UPVC double glazed windows and doors, oil central heating, and a welcoming open fire in the living room. The spacious kitchen diner, complete with patio doors opening to the garden, is perfect for modern living, while all bedrooms benefit from fitted storage. In need of some modernisation accommodation comprises entrance hallway, living room, kitchen/diner, three bedrooms, inner hallway and bathroom. A peaceful and private location, yet only a short drive from the village of Dunbeath viewing is highly recommended.

### Hallway:

Glazed UPVC front door. Radiator. Parquet flooring. Coat hooks to wall.

### Living Room: 4.16m x 3.55m 13'7" x 11'7"

Open fireplace with brick surround, wooden mantle piece and Caithness stone hearth. Deeply silled window to front. TV and telephone point. Carpet. Shelved cupboard to recess. Corner shelf bracket. Radiator.

### Kitchen/Diner: 7.42m x 2.65m 24'4" x 8'8"

Spacious room with the dining area enjoying sliding patio doors to the garden. Two window to rear. Hard wood flooring. Fitted kitchen with breakfast bar area, various eye and base level units, work top space and splash back tiling. Space for cooker with extractor above. Services for washing machine. Stainless steel sink with drainer. Tiled flooring to kitchen area.

### Inner Hall: 2.3m x 0.9m 7'6" x 2'11"

Radiator. Carpet. Hatch access to loft. Coat hooks to wall.

### Bathroom: 2.3m x 1.67m 7'6" x 5'5"

Bath with electric shower above. WC. Wash hand basin. Extractor. Mirrored bathroom cabinet to wall. Fully tiled walls. Window to side. Carpet. Radiator.

### Bedroom 3: 2.72m x 2.67m 8'11" x 8'9"

Sliding louvre doors to fitted wardrobe with hanging rail and shelf. Boiler. Window to front. Carpet. Radiator.

### Bedroom 1: 4.13m x 2.63m 13'6" x 8'7"

Fitted cupboard with hanging rail and fitted shelving. Deeply silled window to front. Carpet. Radiator.

### Bedroom 2: 2.99m x 2.49m 9'10" x 8'2"

Fitted cupboard with hanging rail and fitted shelving. Window. Radiator. Hatch access to loft.

### Garage: 9.49m x 4.27m 14" x 31'10"

Up and over door. Pedestrian door to side. Fitted toilet (5'8" x 2'8") with WC, extractor and wash hand basin. Two fitted work shop areas and fitted shelving. Power. Stairs to first floor which is fully floored offering excellent storage.

### Garden:

The expansive garden features predominantly grassed areas, complemented by a feature raised flower bed, large pond and sweeping gated driveway that not only provides access to the garage but also offers ample off-road parking.

### General Information:

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto:property@youngrob.co.uk).

### Council Tax:

The subjects are in band B.

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: E

### Postcode: KW6 6EN

### Entry: By arrangement:

### Viewing:

By arrangement with our Thurso Office.

### Price:

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

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

### What3words: ///fairy.bundles.sunbeam

### Location:

A rural location just a short distance from the village of Dunbeath. 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 approximately 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.*

