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Young Robertson & Co.



LABURNUM HOUSE, DUNBEATH

This impressive four-bedroom property, with generous gardens, garage and off-road parking, has served as a substantial family home for many years, and provides large well-proportioned rooms, spread over three levels. Full of character, this home elegantly blends modern comforts with traditional charm, showcasing original internal doors, deep skirting boards, and a striking ornate oak staircase that ascends to a split-level landing. Offering economical running costs, the property features solar panels alongside oil and pellet central heating systems, further complemented by a charming LPG gas log burner in the living room.

The ground floor accommodation includes a spacious and inviting entrance hall, a living room, dining room, drawing room, cloakroom, a modern fitted kitchen/breakfast room, and a utility room. Upstairs, the property boasts four generously sized bedrooms, with the master bedroom featuring a large storage cupboard and an en-suite shower room. The second bedroom benefits from access to a Jack and Jill bathroom shared with the landing. Additionally, there is a further shower room on this level. From the landing, access is provided to a sizeable attic room, offering ample storage space and two separate fully fitted office areas. The stunning landscaped gardens are arranged across three tiers and feature stone steps and pathways for both practicality and visual charm. A gardener's paradise, the grounds are mainly laid to lawn and enriched with mature and fruit-bearing trees. Off the kitchen, an attractive paved patio adds to the charm of the space. Thoughtfully arranged seating areas offer perfect vantage points to unwind and enjoy the scenic views. Ideal for a growing or extended family viewing is highly recommended to appreciate all this property offers.

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Hallway: 3.49m x 2.99m 11'5" x 9'9"

Partially glazed uPVC front door with transom above. Hard wood flooring. Impressive oak staircase to first floor. Partial wood lining to walls. Opening to rear lobby with under stairs storage cupboard. Coat hooks to wall. Radiator.

Living Room: 4.78m x 4.07m 15'8" x 13'4"

Wooden mantle with marble effect fireplace with Caithness stone hearth and gas log burner. Shelved cupboard to recess with glazed doors. TV and telephone point. Picture rail. Twin windows to front with decorative wood panel surrounds. Radiator. Hard wood flooring.

Dining Room: 4.05m x 3.56m 11'3" x 11'8"

Twin windows to front with decorative wood panel surrounds. Hard wood flooring. Radiator.

Rear Hall:

Hard wood flooring. Radiator. Large walk-in shelved pantry cupboard.

Kitchen/Breakfast Room: 5.91m x 4.61m 19'4" x 15'01" max

Modern fitted kitchen with various eye and base level units with work top space and splash back tiling. Zanussi fitted double oven with grill. Four ring gas fitted hob. Stainless steel sink with mixer tap and drainer. Space for fridge. Tile effect laminate flooring. Window to side. Partially glazed exterior door to rear garden. Wood lined ceiling.

Utility Room: 2.79m x 2.05m 9'2" x 6'9" max

15 panel glazed door into utility room. Shelved storage cupboard housing solar panel system. Window to side. Various eye and base level units with fitted work top space, splash back and stainless-steel sink with mixer tap. Services for washing machine. Space for fridge freezer. Fitted shelving units. Coat hooks to wall. Wood effect laminate flooring. Window to side.

Drawing Room: 4.94m x 3.69m 16'2" x 12'01"

Twin windows to front and side with the side being deeply silled and housing storage unit below also housing the electrics. Carpet. Feature wall with fitted bookshelves. Radiator. Carpet. TV and telephone point. Fitted storage cupboard with hanging rail and shelf. UPVC exterior door to side with transom above.

Cloak Room: 2.83m x 1.73m 9'3" x 5'8"

WC with push top flush. Wash hand basin. Double doors to shelved airing cupboard. Window to rear. Wood effect vinyl flooring. Towel radiator. Wall mounted bathroom cabinet. Wood lined ceiling. Fitted glass decorative shelving.

Landing:

Split level landing with radiator, carpet, window to rear and large storage cupboard.

Master Bedroom: 5.04m x 4.74m 16'6" x 15'6"

Double aspect windows with fitted shelving below offering superb views across surrounding countryside, coast and sea. Two radiators. TV point. Large storage cupboard. Laminate flooring.

Ensuite: 2.43m x 1.45m 8' x 4'09"

Large shower enclosure with dual head thermostatic shower. WC with push top flush. Wash hand basin with mirrored bathroom cabinet above. Wet wall. Tile effect vinyl flooring. Wet wall. Extractor.

Bedroom 2: 4.61m x 4.48m 15'01" x 14'8"

Double aspect windows with storage units below. Hard wood flooring. Telephone and TV point. Radiator. Door to jack and jill bathroom.

Bedroom 3: 4.02m x 3.98m 13'2" x 13'1"

Window to front offering superb views across surrounding countryside, coast and sea. Two fitted storage cupboards with fitted shelving. Sliding mirrored doors to fitted wardrobes with hanging rail and shelving. Overhead fitted storage units. Shelved cupboard to recess. Telephone point. Radiator. Laminate flooring.

Bedroom 4: 4.08m x 3.73m 13'4" x 12'3"

Window to front offering superb views across surrounding countryside, coast and sea. Radiator. TV point. Shelved unit with glazed doors to recess.

Bathroom: 3.04m x 1.25m 9'11" x 4'01"

J-Shaped single ended bath with curved panel with wet wall and dual thermostatic shower above. WC with push top flush. Wash hand basin with waterfall basin tap. Shaver point light. Mirrored bathroom cabinet. Wood effect vinyl flooring. Towel radiator. Deeply silled window to side. Jack and Jill door landing and bedroom 2.

Shower Room: 2.94m x 1.39m 9'7" x 4'06" max

Shower enclosure with electric shower. Saniflo toilet. Wash hand basin with mirrored bathroom cabinet above. Shaver point light. Towel radiator. Laminate flooring. Fitted shelving. Window to front.

Attic Room: 11.07m x 2.44m 36'04" x 8' max

T-shaped room with hard wood flooring and two Velux windows. Doors to eaves offering excellent storage. Two built in desk/office areas offering excellent work spaces. Various fitted shelving.

Garage: 9.69m x 3.27m 31'9" x 10'9"

Partially glazed garage double doors. Power. Stainless steel sink with work top space and double unit below. Oil and Pellet boiler. Water tank. Stock bin for pellet boiler.

Green House: 3.44m x 3.27m 11'3" x 10'07"

Excellent area with block-built walls, fitted shelving and polycarbonate roof.

Garden:

The stunning landscaped gardens are arranged across three tiers and feature stone steps and pathways for both practicality and visual charm. A true haven for gardening enthusiasts, the space is predominantly lawned, adorned with mature and fruit-bearing trees. Several seating areas are thoughtfully placed, providing idyllic spots to relax and take in the surrounding views. Adjacent to the kitchen, you'll find a paved patio with decorative stone walls and pathways. To the side of the property, a spacious stone-chipped driveway offers ample off-road parking for multiple vehicles, while additional on-street parking is available at the front of the house.

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 E.

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 6EG****Entry: By arrangement:****Viewing: By arrangement with our Thurso Office.****Price: Offers Over £285,000 should be submitted to our Thurso Office.**

Office Hours: 9.15 am – 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 1½ 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.

