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Young Robertson & Co.



CHEVIOT COTTAGE, FORSE, LATHERON

This delightful three-bedroom cottage with detached terraced garages, is complemented by a 1.2-acre adjoining field, and offers stunning countryside and sea views. Well-presented, its generous open-plan living, dining, and modern fitted kitchen area create a warm and inviting heart of the home. The spacious front porch provides a delightful space to take in the scenic surroundings, offering a perfect spot for relaxation. Additionally, the convenient boot room and utility area offer ample storage and functionality to accommodate everyday needs. The property offers two generously sized bedrooms alongside a smaller third bedroom which benefits from a convenient en-suite WC. A stylish, contemporary fitted bathroom enhances the home's appeal. Additionally, most items of furniture are included in the sale, presenting an excellent opportunity for those seeking a move-in-ready home with minimal hassle. With no onward chain the property benefits from uPVC double glazed windows and doors, external insulation and oil central heating. Set well back from the main road the private drive leads to the garages and a spacious parking area, providing ample space for multiple vehicles. A charming patio offers a lovely spot to relax and unwind. Making an excellent family home viewing is highly recommended.

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OFFERS OVER £200,000

Front Porch: 3.6m x 2m 11'9" x 6'7"

UPVC front door. Windows enjoying views to the garden, surrounding countryside and to the sea. Tile effect laminate flooring.

Hallway:

Carpet. Radiator. Hatch access to the loft. Shelved storage cupboard. Storage cupboard housing the electrics. Telephone point.

Living Room/Dining/Kitchen:

8.21m x 3.53m 26'11" x 11'7"

Open plan area with modern country style fitted kitchen with various eye and base level units, work top space and splash back tiling. Single oven with four ring hob and extractor above. Services for dishwasher and washing machine. 1.5 stainless steel sink with drainer. Tile effect vinyl flooring to kitchen area. Window to side with countryside views. Modern oak fireplace with Caithness stone hearth and electric fire insert. Laminate flooring. Ample space for table and chairs. Two velux windows to roof. Window to side with views across the countryside to the sea yonder. Two radiators. TV point. Two x hatch access to roof void.

Bedroom 1: 4.14m x 3.71m 13'7" x 12'2"

Deeply silled double aspect windows. Laminate flooring. Radiator.

Bedroom 2: 3.29m x 3.24m 10'9" x 10'7"

Deeply silled window to front. Laminate flooring. Radiator. TV point. Sliding mirrored doors to fitted wardrobe with hanging rails and fitted shelving.

Bathroom: 2.9m x 1.81m 9'6" x 5'11"

P-shaped shower bath with mixer tap, curved shower screen and electric shower. Fitted bathroom furniture with back to wall WC and winged basin with mixer tap. UPVC-lined ceiling with wet wall cladding on all walls. Tiled flooring. Window to rear.

Bedroom 3: 3.57m x 2.53m 11'8" x 8'3"

Window to side with countryside and sea views. Laminate flooring. Radiator.

WC: 1.44m x 1.19m 4'8" x 3'11"

Vanity unit with fitted wash hand basin with mixer tap, splash back tiling and mirror above. Shaver point light. WC with push top flush. Vinyl flooring. Extractor.

Utility/Boot Room: 4.65m x 2.28m 15'3" x 7'6"

Generous area with split level floor. To utility area is fitted work top space with double unit below and space for fridge. Three windows. Radiator. Tile effect laminate flooring. Coat hooks to wall.

Garages:

There is a block of three timber terraced garages, all with double doors and power.

- 7.74m x 2.9m 25'4" x 9'9"
- 5.33m x 2.53m 17'6" x 8'3"
- 5.31m x 5.27m 17'6" x 17'3"

Outside:

A sheltered and attractive paved patio offers an excellent spot for entertaining. There is also a pedestrian gate to the adjoining land. Vehicle access to the land is offered off the drive.

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 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: Band D

Postcode: KW5 6DG

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers Over £200,000 should be submitted to our Thurso Office.

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

What3words: ///thinks.blooms.directly

Location:

Located in a rural location on the A99 approximately 1 mile north of the village of Latheron and approximately 2.5 miles south of Lybster. The village of Lybster is a pleasant, quiet community set on the East Coast amidst open farmland and with a picturesque harbour and a nine-hole golf course. There are local shopping, Post Office, hotel, Primary School and a doctor's surgery. Wick, approximately 25 minutes' drive to the north provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within under 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.

