



solicitors • estate agents

# Young Robertson & Co.



## DUNHOBBY, BRIMS, THURSO

This generously proportioned detached four-bedroom bungalow is set just a short drive from Thurso, enjoying sweeping views across open countryside towards the Pentland Firth, Orkney Isles, and Dunnet Head. Nestled on a substantial plot of approximately 0.45 acres, the property benefits from UPVC double-glazed windows and doors, along with oil-fired central heating and a cosy open fireplace. The property is in walk in condition however could benefit from modernisation. Accommodation is both flexible and spacious, with well-balanced rooms throughout. The dual-aspect living room captures far-reaching views, while the large kitchen-diner leads onto the utility/boiler room. Bright airy hallways connect to the family bathroom and four bedrooms, one of which includes an ensuite WC. An additional WC adds further convenience. Set well back from the main road in a sheltered and private position, viewing is highly recommended to appreciate this substantial family home.

**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

### Hallway:

Glazed uPVC front door with decorative panel of glass bricks to side. Carpet tiles. Two step lead up into main hallway. Sliding doors to fitted cloak cupboard with hanging rail and shelf, also housing the electric fuse box. Telephone point. Partial wood panelling to walls. Myson electric panel heater. Decorative panel of glass bricks to rear. Opening and steps down into inner hallway.

### Living Room: 5.96m x 3.86m 19'6" x 12'8"

Dual aspect windows with far reaching views to Dunnet, Orkney Isles and the sea. Wall lights. Two radiators. Carpet. Fitted shelving and mantel with electric fire insert.

### Kitchen/Diner: 6.54m x 3.66m 21'05" x 12'

Fitted base level units with work top space, stainless steel sink and double drainer. Space for cooker with extractor above. Space for fridge. Airing cupboard housing the hot water tank. Two windows to rear with views to the garden. Carpet tiles. Radiator. Hatch access to the loft. TV and telephone point.

### Utility/Boiler Room: 2.7m x 2.08m 8'10" x 6'10"

Services for washing machine. Window to side. Vinyl flooring. Electrics to wall. Boiler. Door to garden.

### Bathroom: 2.37m x 2.34m 7'9" x 7'8"

Bath and wash hand basin both with splash back. WC. Carpet. Two mirrored bathroom cabinets to wall. Window to rear. Radiator.

### Inner Hall:

Long picture window to rear with views to surrounding countryside and the sea. Carpet. Tiles. Radiator.

### Bedroom 1: 4.16m x 3.88m 13'8" x 12'8"

Window to front. Tiled fireplace (currently not in use). TV point. Radiator. Shelved storage cupboard.

### Bedroom 2: 4.21m x 3.16m 4.21m x 3.16m

Deeply silled box window to side. Sliding doors to fitted wardrobe with hanging rail and shelving. Telephone point. Radiator. Carpet.

### Bedroom 3: 3.98m x 3.15m 13'3" x 10'4"

Deeply silled box window to side. Sliding doors to fitted wardrobe with hanging rail and shelving. Shaver point light. Fitted shelving to recess. Radiator. Carpet.

### WC: 1.53m x 1.22m 5' x 4'

Wash hand basin. WC. Window to rear. Carpet. Radiator.

### Bedroom 4: 3.26m x 2.79m 10'8" x 9'2"

Window to rear. Radiator. Carpet. TV point.

### En Suite: 1.9m x 1.51m 6'3" x 4'11"

Fitted base level unit with wash hand basin and mirror above. WC. Radiator. Carpet. Window to rear. Shaver point light.

### Garden:

The property enjoys wraparound garden grounds, offering a sense of space and privacy on all sides. The landscape is predominantly laid to lawn, interspersed with mature trees that add shelter and privacy. Practical features include hard standings, a stone-chipped driveway, an external tap, and an oil tank discreetly positioned for convenience.

### 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 D.

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: KW13 7XU

### Entry: By arrangement:

### Viewing: By arrangement with our Thurso Office.

### Price:

Offers over £215,000 should be submitted to our Thurso Office.

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

### Location:

The property is located in Brims which is a rural location, being only a couple of miles from Thurso. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately 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.*

