



BON ACCORD, MEY

Offers Over £175,000



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4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Set in a quiet residential village this well presented one and a half storey villa offers family living at its best. Throughout the property, the rooms are all of good proportions and there is excellent storage space. On the ground floor is a spacious lounge with a large picture window as well as a cosy open coal fire. There is a newly installed fitted kitchen which boasts grey high gloss base and wall units with plenty of space for a table and chairs. Located off the kitchen is a useful utility room. Two spacious double bedrooms and a bathroom complete the downstairs accommodation. Upstairs there are two double bedrooms and a lovely family bathroom. Externally the property benefits from a stone boundary wall and a driveway provides storage for multiple vehicles. There is a single garage, a workshop and a stone store to the rear. The rear garden benefits from a patio area, a lean-to greenhouse and an area of lawn. The gardens to the front are also mainly laid to lawn with mature trees, flower borders. This is a wonderful family home in a quiet location which needs to be viewed to be appreciated.

Bon Accord is located in the village of Mey and is approximately 13 miles from Thurso. On the main NC500 route, it is a short walk to the Castle of Mey which is a popular tourist attraction and was formally owned by the Queen Mother. Doctors' surgeries are a short drive away at Canisbay or Castletown. Schooling can be obtained at Crossroads Primary School which is approximately 5 miles away and the local High School is located in Thurso. Thurso is serviced by a good range of retail shop such as Tesco, Lidl's, Co-op, Semi-Chem and The Original Factory Shop as well as a good range of local owned shops such as J & A Mackay and Aurora to name a few. There is also a cinema, swimming pool and gym as well as a good selection of cafes, pubs and hotels. There are good transport links from Thurso by rail, coach and ferry to Orkney and an airport in nearby Wick. The world-famous John O Groats is also a short driving distance.



Extra Information

Services

School Catchment Area is Crossroads Primary School / Thurso High School

EPC

EPC E

Council Tax

Band D

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: [///hopeless.shun.ripen](https://www.what3words.com/#!/hopeless.shun.ripen)

Key Features

- **SPACIOUS LOUNGE**
- **NEWLY INSTALLED KITCHEN**
- **FOUR BEDROOMS**
- **GARAGE, WORKSHOPE & STONE STORE**
- **LARGE WELL MAINTAINED GARDEN**



Property Photos



Property Photos



Property

Dimensions

Front Porch 1.44m x 2.64m

Accessed via a partially glazed UPVC door, the vestibule is well presented with a built-in cupboard. Vinyl has been laid to the floor, there is a pendant light fitting and an electrical socket. A door leads to the inner hall.

Lounge 3.94m x 5.43m

The well-presented lounge has magnolia painted walls and a large picture window with blinds and curtains to the front elevation. A focal point within the room is the lovely brick fireplace with an insert gas fire and there is also a triple light fitting. A carpet has been laid to the floor, there is also an aerial point and ample sockets.

Rear Hall 0.81m x 1.51m

This area of the home has a pendant light fitting and vinyl flooring. The walls have been painted. A partially glazed door leads outside and a further door gives access to the utility room.

Bedroom One 2.94m x 3.50m

This bright room has magnolia painted walls, a central heating radiator and a carpet is laid to the floor. There is a pendant light fitting, ample double sockets and a window to the rear elevation.

Hall 5.21m x 1.84m

This neutrally decorated room has a beige fitted carpet. There is a central heating radiator and a pendant light fitting. Doors lead to the lounge, kitchen, two bedrooms and bathroom.

Kitchen 4.86m x 2.94m

The stylish kitchen has grey base and wall units with laminate worktops. There is a freestanding cooker with a chimney hood, a stainless-steel sink and an integral fridge. A window enjoys an outlook over the rear garden and a door leads to the rear hall. There is also a central heating radiator and florescent lighting.

Utility Room 1.51m x 1.96m

This room has oak units with laminate worktops and wall mounted shelving. There is a pendant light fitting, vinyl flooring and an opaque window to the side elevation.

Bedroom Two 3.94m x 3.52m

Located to the front of this superb home, this bedroom is of good proportions. There is a central heating radiator, a pendant light fitting and double sockets.

Property

Dimensions

Shower Room 1.93m x 2.41m

This well-presented room benefits from a walk-in shower. There is a WC, a pedestal sink and non-slip flooring. There is a pendant light fitting, a central heating radiator, an extractor fan and an opaque window to the rear elevation.

Stairs and Top Landing 1.93m x 0.91m

The landing is bright and benefits from a pendant light fitting and smoke alarm. A carpet has been laid to the floor. Doors lead to the two bedrooms and the shower room.

Bedroom Three 3.76m x 4.33m

This room is of good proportions. The walls have been painted, there is a deep built in cupboard with hanging and shelf space. A carpet has been laid to the floor and there is a central heating radiator. This lovely room has a window to the front elevation and benefits from ample power points. A door gives access to the large walk in storage room which could also be used as a dressing room.

Walk-In Cupboard 1.47m x 3.53m

This room has power as well as a hatch to the loft void. Vinyl has been laid to the floor. This room houses the central heating cylinder and there is also wall mounted shelving. A door gives access to the eaves storage.

Bedroom Four 3.51m x 4.33m

This beautiful room has been painted in a pretty pastel shade and benefits from a beige fitted carpet. There is a pendant light fitting, double sockets and a central heating radiator. A window can be found to the front elevation.

Shower Room 1.63m x 1.76m

The shower room is well presented and benefits from a shower enclosure with bi-fold doors, a wall mounted basin and a white WC. Non slip vinyl has been laid to the floor, there is a pendant light fitting, a wall mounted cupboard and a central heating radiator. An opaque window faces the rear elevation.

Garden

The property occupies a generous garden plot and is accessed via a gravel drive which leads to a single garage. The garage has light and power and there is plenty room in the extensive drive for multiple vehicles. The picturesque front garden benefits from flower borders with hedging, mature trees and an area of lawn. To the rear of this lovely home is a large wooden workshop which benefits from power and light with wall mounted shelving. There is a lean-to greenhouse and a stone-built outbuilding which provides further storage. There is an outside water tap and an area of lawn to the rear with a flower border. A gate gives access to a further garden plot which extends to around 1/3 of an acre.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.

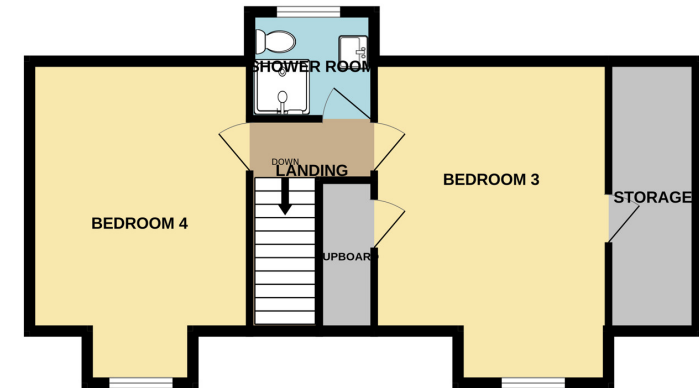


Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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