



OLD REAY, REAY

Offers Over £135,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning two bedroomed bungalow in the village of Reay. This spacious home is located right by the golf course and has a gate from the rear garden leading on to the fairways, making this the ideal home for golf lovers.

Internally the property has been decorated to a high standard and has a spacious lounge with a large picture window with an enclosed coal fire. Tastefully decorated throughout, there is also a superb large kitchen which has an excellent selection of base and wall units with an island. This room is located to the rear and offers panoramic views over the golf course and Reay Harbour. Located off the kitchen is the rear hall which has space for household appliances as well as chest freezers. A door from the hall gives access to the utility room which once was the garage. This room houses the central heating boiler and has services for both a washing machine and tumble dryer.

The two double bedrooms are both tastefully decorated and are of good proportions. There is also a beautiful shower room with wooden panelling to half height as well as storage cupboards. Externally the garden to the front is laid to lawn with a gravel drive. A path gives access to the rear, where there is three sheds as well as a patio seating area.

This property is non standard construction and only available to cash buyers.

The property is near to a bus route and Reay Primary School. There is a nursery in Reay as well as a golf club. Further facilities such as supermarkets, a swimming pool, gym, bowling green, and a doctor's surgery are all a short car journey away in Thurso. Secondary education can also be obtained at Thurso High School, and further education can be gained at the University of the Highlands and Islands which is also within the town Thurso, The town of Wick which is the second largest town in Caithness is a thirty-minute car journey away. Located there is the John O'Groats Airports which offers flights within the UK and Europe, and also the Caithness General Hospital.



Extra Information

Services

School Catchment Area is Reay Primary School/Thurso High School

EPC

EPC E

Council Tax

Band C

Tenure

Freehold

Viewing

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

Extras

What3Words: [///etchnings.tradition.bribing](https://www.what3words.com/etchnings.tradition.bribing)

Key Features

- **LOCATED BY THE GOLF COURSE**
- **WELL PRESENTED**
- **TWO DOUBLE BEDROOMS**



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.03m x 1.41m

The vestibule is well presented with wall papered walls and coir flooring matting. There are wall mounted coat hooks. A door leads to the inner hall.

Lounge 5.48m x 4.23m

This beautiful room has a feature chimney breast wall with an enclosed fire. There are wall lights, a grey fitted carpet as well as a central heating radiator. A window with roller blinds can be found to the front elevation.

Laundry Room 3.03m x 5.26m

This room has a feature wall and houses the central heating boiler. Space can be found for the washing machine and tumble dryer. A carpet has been laid to the floor. There is florescent lighting and a window to the side elevation.

Bedroom One 4.50m x 3.24m

This room has been partially wallpapered and has coordinating painted walls. There is a grey fitted carpet, a central heating radiator as well as chrome light fittings. Two windows with blinds can be found to the front elevation.

Inner Hall 3.08m x 1.61m x 0.89m

The L-shaped room is well presented and benefits from oak flooring, coving and a pendant light fitting. There is a phone point, a central heating radiator as well as two storage cupboards. A hatch gives access to the loft void. Oak doors lead to the lounge, kitchen, two bedrooms and bathroom.

Kitchen 6.45m x 2.96m

This spacious room has fantastic views over Reay Golf Course. There are oak base and wall units with laminate worktops as well as a breakfast bar. Black LTV flooring has been laid to the floor. There are two windows with blinds to the rear elevation, an electric range cooker with a ceramic hob/grill and double oven with a chimney extractor hood above. Space can be found for a fridge freezer and there is also a central heating radiator.

Rear Hall 1.75m x 1.18m

This spacious room is bright with built in shelving and a wall mounted cupboard. Vinyl has been laid to the floor and there is a pendant light fitting. A half-glazed UPVC door leads outside. A pine door gives access to the laundry room.

Shower Room 2.99m x 2.05m

This stylish room has wooden panelling to half height with a WC and pedestal basin. There is a generous shower enclosure, a glass light fitting and vinyl flooring. An opaque window with a roller blind can be found to the rear elevation.

Property Dimensions

Bedroom Two 3.48m x 3.95m

This bright room looks over the golf course and benefits from a fitted carpet. There are wallpapered walls, a chrome light fitting and electrical sockets. A window faces the rear elevation.

Gardens

The property occupies a generous plot and is mainly laid to lawn with a gravel drive. A path leads round to the rear of the house where there are three storage sheds and a large area of lawn. A gate gives access to the golf course.

THURSO

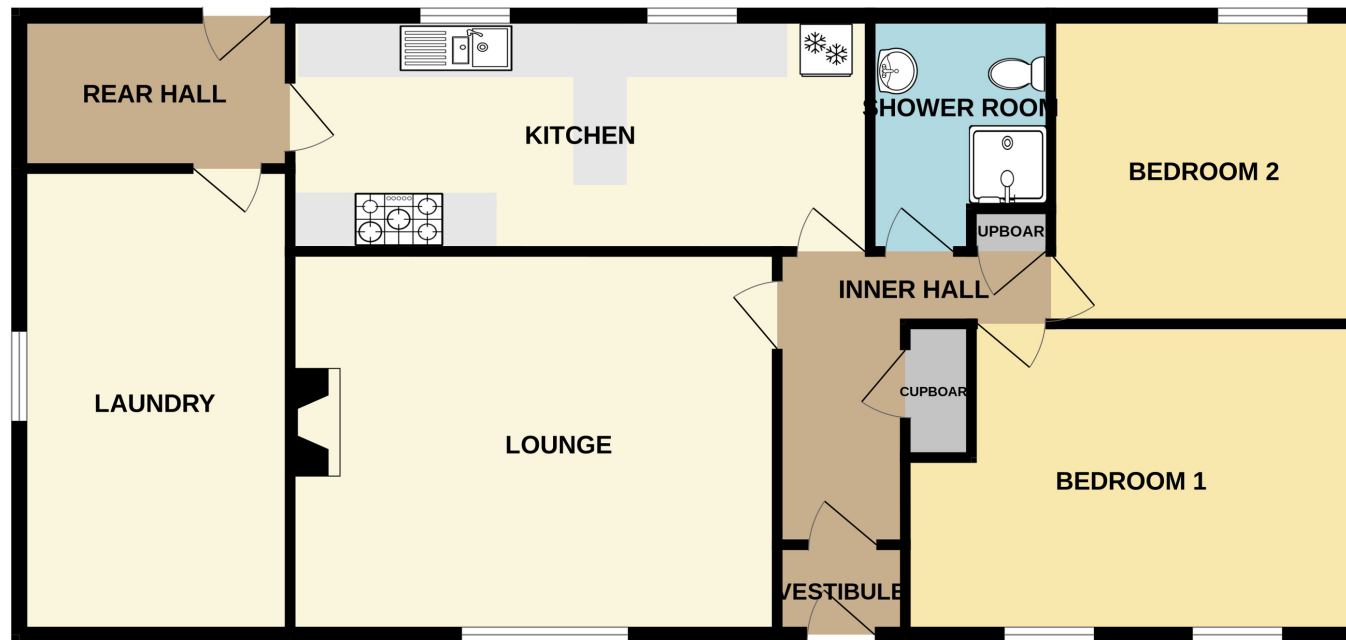
Property Location

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



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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Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
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- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.