



OLD POLICE HOUSE, MELVICH

Offers Over £90,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this wonderful family home which is located in a prominent position in a scenic rural village. Although in need of some upgrading throughout, this really is a fabulous affordable home. The ground floor accommodation comprises of a lounge with a multi fuel stove. There is a bright fitted kitchen which benefits from base units with space for appliances. The bathroom also has a bath with a shower above. Upstairs are three generous double bedrooms, all of which benefit from built in storage. This property also benefits from an annexe which could be utilised into a further room or would make an ideal Air B&B.

Externally the garden occupies a corner plot with the front garden being laid to lawn. There is also an area to the side which offers off road parking for several vehicles. The rear garden is accessed through the gate and is also laid to lawn.

Ideally located seventeen miles East is the town of Thurso, which has facilities such as supermarkets, a cinema, post office, medical practice, chemists all of which are within a short car journey away. Thurso is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is an airport and hospital in Wick which is a twenty-minute driving distance from Thurso. Melvich has its own Primary School which is within walking distance and is part of the North Coast Campus, the secondary school is at Farr which is located West in Bettyhill a thirteen-mile drive away. There is a medical practice located in Armadale which is seven miles away.



Extra Information

Services

School Catchment Area is Melvich Primary School/Farr 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: [///pitchers.threading.vandalism](https://www.what3words.com/pitchers.threading.vandalism)

Key Features

- **LOCATED IN A SCENIC RURAL VILLAGE**
- **THREE BEDROOMS**
- **EXCELLENT STORAGE**
- **ANNEXE**
- **GARAGE**



Property Photos



Property Photos



Property Dimensions

Vestibule 2.07m x 0.85m

Accessed via a hardwood door with a glazed panel, the vestibule has painted walls. A partially glazed hardwood door gives access to the inner hall.

Inner Hall 3.88m x 2.12m (L&W)

The hall is of good proportions and benefits from a central heating radiator. There is a pendant light fitting and a smoke alarm as well as a phone point. White painted doors give access to the lounge, kitchen and bathroom.

Lounge 4.56m x 3.78m

This well-presented room has a beautiful wall papered feature wall and a generous window with curtains to the front elevation. A focal point within the room is the tiled fireplace with a cosy open coal fire. This room benefits from a smoke alarm, a pendant light fitting and a central heating radiator.

Kitchen 3.52m x 2.83m

The Maple fitted kitchen has a good selection of base units with black laminate worktops. There is a deep pantry cupboard, a stainless-steel sink with a drainer and space for a washing machine. There is space for an electric cooker and a window faces the rear elevation. It also benefits from a central heating radiator, a chrome light and a pendant light fitting. A hardwood door with glazed panel leads outside.

Stairs & Landing

Stairs lead up to the first floor landing where there is a window to the front elevation. This area of the home benefits from a linen cupboard, an access hatch to the loft void as well as a pendant light fitting and smoke alarm. Doors give access to three bright bedrooms.

Bedroom One 4.05m x 3.30m (L&W)

This tastefully decorated room has a feature papered wall with co-ordinating painted walls. There is a central heating radiator, a pendant light fitting and a window with curtains to the front elevation. It also benefits from power points and built-in storage.

Bedroom Two 3.36m x 3.37m

This double room has original wooden floorboards and a feature papered wall. It is a bright room which also has a built-in storage cupboard as well as a central heating radiator. There is also a window which has been dressed with a roller blind.

Family Bathroom 2.12m x 1.81m

The bathroom is bright and benefits from a wall mounted basin, a white WC and a bath with tiling and a shower above. There is a pendant light fitting and an opaque window with curtains to the rear elevation.

Property Dimensions

Bedroom Three 3.36m x 3.33m

This neutrally decorated room has white painted walls and solid wooden flooring. There is a central heating radiator, a pendant light fitting and window with curtains. It also benefits from a storage cupboard.

Garage

The garage benefits from a wooden up and over door with two windows facing the side elevation.

Annexe

The annexe is accessed through its own private front door with a window to the front elevation. This would be ideal for an elderly relative or with being situated on the main NC500 would make a great Air B&B.

Garden

Externally the garden occupies a corner plot with the front garden being laid to lawn. There is also an area to the side which offers off road parking for several vehicles. The rear garden is accessed through the gate and is also laid to lawn.

THURSO

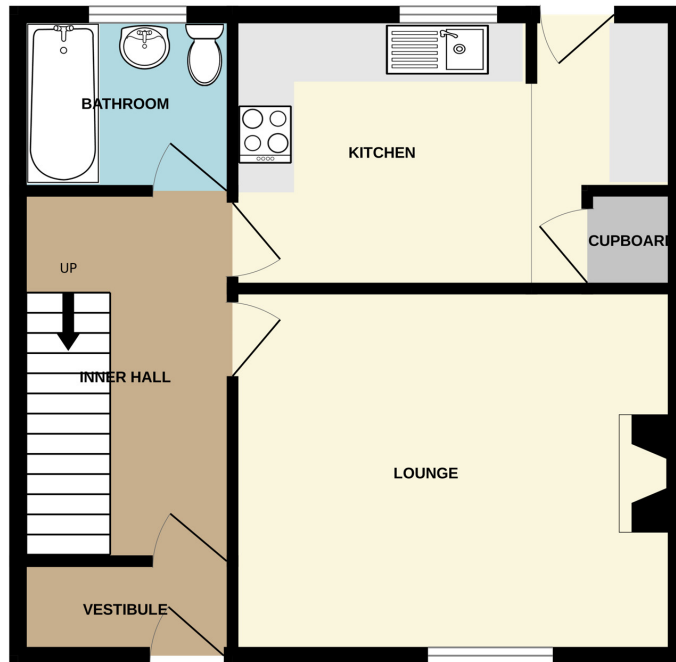
Property Location

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.

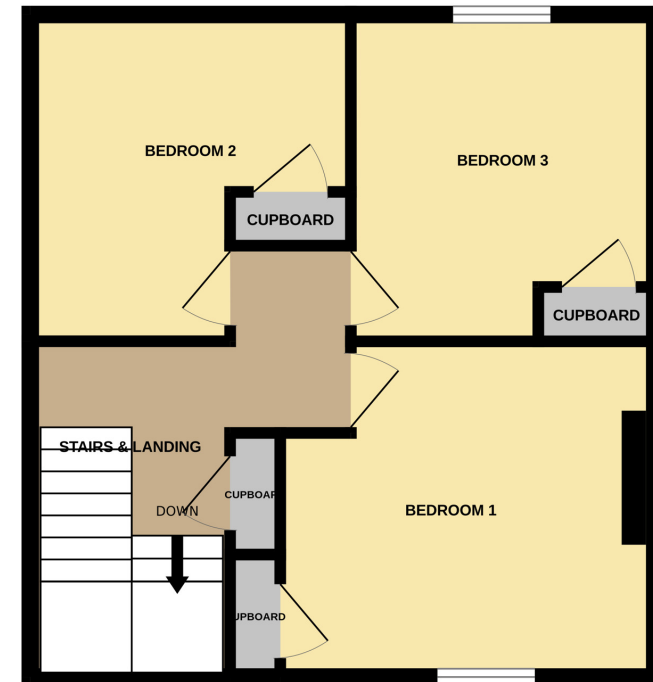


Property Layout

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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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

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- 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.