



KIPS COTTAGE, KIRTOMY

Offers Over £155,000



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1 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this quaint stone cottage which is full of character and charm in a secluded rural location. This wonderful period home is mainly neutrally decorated through out and benefits from a spacious lounge with Caithness Flagstone flooring, an exposed stone wall and a cosy multi fuel stove. The kitchen is of good proportions and has a Belfast sink with a freestanding cooker as well as an undercounter fridge and a useful breakfast bar with wooden original floorboards. Double glazed doors lead from the kitchen to the decking area of the rear garden. Located off the kitchen is the family bathroom which also boasts solid wooden flooring. The bedroom is of good proportions and features a tiled and wooden fireplace with an enclosed coal fire and built in wardrobe. Upstairs is an attic bedroom which could also be used as a second sitting room.

Situated in an elevated position with parking to the rear, this property has outstanding views over the North Sea as well as an area of lawn and decking which is ideal for entertaining and breakfasting in during the summer months as it is very private.

Kips Cottage is currently running as a very successful holiday let, letting out over 200 nights per season.

Kirtomy is approximately four miles from the nearest village of Bettyhill which has a hotel, cafe and swimming pool. It is within a thirty mile car journey to Thurso where further facilities such as supermarkets, a cinema and gym can be found and also offers a good selection of amenities. 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 further twenty miles from Thurso.



Extra Information

Services

School Catchment Area is Farr Primary School/Farr High School

EPC

EPC G

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///before.states.dabble

Key Features

- **CHARACTER COTTAGE**
- **ONE BEDROOM WITH ATTIC ROOM**
- **OUTSTANDING VIEWS**
- **LOCATED IN A RURAL LOCATION**
- **SUCCESSFUL HOLIDAY LET**



Property Photos



Property

Dimensions

Lounge 6.47m x 3.51m

This bright room boasts dual aspect windows with curtains and Caithness flagstone flooring. There is a feature stone wall with a cosy wood burning stove. This room is full of character with three pendant light fittings and two built in cupboards. There is a central heating radiator and double sockets. Doors lead to the utility room and bedroom. An opening gives access to the kitchen.

Bathroom 1.78m x 2.66m

This room has a pedestal basin with the WC and bath built into a wooden vanity unit. There are dual aspect windows, wall mounted shelving as well as a vanity cupboard. This room benefits from wooden flooring.

Bedroom 3.50m x 3.90m

The bedroom features a beautiful wooden and tiled fire surround with a coal fire. The walls have been painted white and it also benefits from original wooden floorboards. There is a built-in wardrobe, recessed shelving and a pendant light fitting. A sash n case window faces the front elevation.

Garden

This detached home has a dry-stone wall to the front and raised flower beds with an area of lawn and hedging. There is a decking area to the rear as well as mature trees, hedging and an area of lawn. The views from the rear and the side of the property are outstanding.

Kitchen 3.54m x 3.35m

This kitchen has a country theme with a Belfast sink, an undercounter fridge, a free-standing cooker as well as wall mounted shelves. There are two windows to the rear elevation, a wall mounted heater, a smoke alarm as well as a pendant light fitting. Double glazed doors lead outside to the decking area and a door gives access to the bathroom.

Utility 3.11m x 1.98m

This room boasts panoramic views over the bay and has stone exposed walls. There is wooden flooring and double sockets.

Attic Room 6.37m x 2.25m

Stairs lead to the first floor where there is an attic bedroom.

This room is currently used as a second bedroom. There are exposed ceiling beams, wall mounted shelving and a storage cupboard. A window faces the side elevation and a velux is to the rear. This room also benefits from vinyl flooring, a pendant light fitting and power.

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.

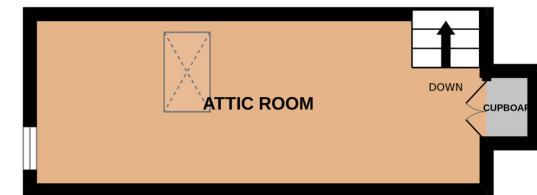


Property Layout

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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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.