HESTERVAL, FRESWICK

Offers Over £140,000

Yvonne Fitzgerald PROPERTIES

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4 BEDS | 2 BATH | 2 RECEPTION

Property
Information

Yvonne Fitzgerald is delighted to bring to the market this attractive country cottage in Freswick. This lovely, single storey home occupies a generous plot and has recently been partially renovated ready for you to put your own finishings on. The internal walls will require painting to the new owner's taste as well as floor coverings being laid down. This bright home benefits from a spacious lounge with dual aspect windows as well as original wooden floorboards. A sun room is located off the lounge and boasts triple aspect views over the surrounding countryside and gives access to the exterior gardens. A door off the lounge leads in to the family kitchen which has an excellent selection of white base and wall units with laminate worktops as well as a useful breakfast bar. There are four double bedrooms all of which are spacious, with some of the rooms benefitting from built in storage. The master bedroom also boasts an en suite. The superb bathroom also benefits from a jet power shower as well as a bath, with a built-in basin and WC.

Externally the property is accessed via a gravel drive with the garden being fenced off with a post and wire fence. The garden is mainly laid to lawn with a storage container also being included in the sale.

The town of Wick is approximately 12 miles away and offers multiple stores such as Tesco, Boots, Superdrug, Pets at Home, Argos and B&M as well as a bank and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.

Extra **Information**

Services

School Catchment Area is Canisbay Primary School/Wick 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: ///bits.parading.resettle

Key Features

- RURAL LOCATION
- SUN ROOM
- FOUR DOUBLE BEDROOMS
- OFF ROAD PARKING

Property

Photos

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Property
Dimensions

Inner Hall 10.10m x 1.07m

Accessed via a UPVC door with a glazed panel, the inner hall has bare plaster walls and a central heating radiator. There are double sockets and two pendant light fittings. Doors give access to the lounge, four bedrooms and family bathroom. There is also a storage cupboard.

Lounge 4.53m x 4.20m

This room has plastered walls and benefits from dual aspect windows. There are two central heating radiators and original wooden floorboards. A focal point within the room is the stone fireplace with an open fire. There is also a flush glass light fitting as well as double sockets. Doors give access to the sun room and kitchen.

Sun room 2.13m x 2.33m

This room benefits from triple aspect windows and white painted walls. A half glazed UPVC door leads outside and tiles have been laid to the floor. A partially glazed white door gives access to the lounge.

Kitchen 4.21m x 3.06m

The kitchen is bright and benefits from white base and wall units with laminate worktops. There is space for a washing machine, a freestanding cooker and fridge-freezer with it also benefitting from a breakfast bar. There is a central heating radiator, an LED light fitting and a UPVC window which offers views over the garden. A hatch gives access to the loft void.

Bedroom One 3.91m x 3.26m

This room is of good proportions and benefits from built-in fitted wardrobes with hanging and shelf space. There is a central heating radiator, a pendant light fitting and double sockets.

Bedroom Two 3.58m x 3.28m

This bright room has plastered walls which are just ready for painting, a central heating radiator and a built-in wardrobe. There is a pendant light fitting and a window to the side elevation.

Bedroom Three 3.77m x 3.29m

This room benefits from double built-in wardrobes. The walls have been plaster boarded, there is a central heating radiator and double sockets. A window lets plenty of daylight flood through and there is also a pendant light fitting. A door leads into the ensuite.

Ensuite 2.79m x 1.55m

This room benefits from a pedestal sink, a WC and shower enclosure. Wet wall has been fitted from floor to ceiling and vinyl has been laid to the floor. An opaque window faces the side elevation.

Property

Dimensions

Bedroom Four 3.07m x 2.63m

This double bedroom is of good proportions. There is a central heating radiator as well as double sockets. A window faces the rear elevation. This flexible space could also be used as a dining room or study.

Bathroom 2.62m x 1.81m

The bathroom benefits from a jet shower as well as a bath and WC. The basin has been built in to a high gloss vanity unit which has a mirror and shaver light above. There is vinyl flooring, a chrome towel ladder radiator as well as an opaque window. Wet wall had been partially fitted and there is also a flush glass light fitting.

Garden

Externally the garden in mainly laid to lawn which has been fenced off with a post and wire fence. This property benefits from a gravel drive which provides off road parking for several vehicles.

Property
Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.

Property
Layout

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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