



# TUBEG, SKERRAY

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 detached two-bedroom cottage with a large internal store room which could be converted subject to planning consent into further living accommodation. Although in need of some upgrading, this could make a fantastic three bedroomed home. The accommodation comprises of a shower room, a bright lounge with an open coal fire, a fitted kitchen as well as two bedrooms which both benefit from built in storage. A stone built room adjoining the kitchen completes the accommodation. Externally the property has sloping garden grounds with outstanding views over the countryside.

This property is located in Skerray which is a short driving distance to Tongue which is on the main NC500 route. The beautiful and scenic village of Tongue has two hotels and a post office/tea room/little shop. The village also offers a Doctors Surgery, Primary School and Nursery. There is a self-service petrol station in Tongue village, and a supermarket home delivery service to Tongue area. The local high school is at Farr, which is approximately thirteen miles East. The nearest town is Thurso, which is forty miles away, and has a good range of amenities. It 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, and Inverness is approximately a ninety-mile drive South along Loch Loyal to Altnahara and Lairg.





# Extra Information

## Services

School Catchment Area is Farr Primary School/Farr High School

## EPC

Band G

## Council Tax

Not Specified

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///nimbly.constants.remission](https://www.what3words.com/#!/nimbly.constants.remission)

## Key Features

- QUIET LOCATION
- TWO BEDROOMS
- INTERNAL STORE
- OUTSTANDING VIEWS



# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 2.12m x 0.98m**

Accessed via a hardwood door with a glazed panel, the vestibule is bright with a window and vinyl flooring. The walls have been painted white and there is a pendant light fitting. A door leads to the shower room and inner hall.

## **Inner Hall 3.23m x 0.97m**

The inner hall is bright with white painted walls and vinyl flooring. There is a smoke alarm and a double socket. Doors lead to the lounge and two bright bedrooms.

## **Kitchen 3.27m x 2.87m**

The kitchen has magnolia painted walls and vinyl flooring. There are base and wall units with laminate worktops. The kitchen benefits from a stainless-steel sink with a drainer, a freestanding cooker as well as a fridge. There is a central heating radiator and a fluorescent strip light. Space can be found for a table and chairs and a window faces the front elevation. A door gives access to the stone-built store.

## **Bedroom One 3.60m x 3.01m**

This light and bright room benefits from a built-in wardrobe with hanging and shelf space. A carpet has been laid to the floor and there is also a central heating radiator. It also benefits from a UPVC window, a pendant light fitting and open coal fire. There are also ample double sockets.

## **Shower Room 1.67m x 1.51m**

This room benefits from a recessed shower, a wall mounted basin and WC. Vinyl has been laid to the floor. There is an extractor fan and a central heating radiator. An opaque window lets plenty of natural daylight flood through.

## **Lounge 3.57m x 3.03m**

This light and bright room benefits from dual aspect windows. There is a central heating radiator and a beige fitted carpet. A focal point within the room is the brick-built fireplace with an open coal fire. There are ample double sockets as well as a pendant light fitting. A door leads to the kitchen.

## **Stone Built Store 4.05m x 3.64m**

Currently used as storage, this store could be converted to further living accommodation subject to planning consent.

## **Bedroom Two 2.54m x 2.52m**

Located to the rear, this bedroom benefits from white painted walls and a beige fitted carpet. A cupboard provides storage, there is a pendant light fitting, double sockets and a central heating radiator. A window enjoys an outlook over the rear garden.

# Property Dimensions

## Garden

Externally the garden is laid to lawn and accessed through a single track road. In an elevated position with sloping garden grounds, this property has outstanding views over the countryside. To the rear of the property is also a detached stone building.



## 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 can be a **Life-changing Experience**

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.
- Quality colour printed sales particulars with bespoke options and floor plans.
- 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.