



THE SHEILING, KINBRACE

Offers Over £125,000

4 BEDS | 1 BATH | 1 RECEPTION

Property Information

This is a fantastic opportunity to purchase a four bedrooomed house in the quiet, rural village of Kinbrace. In need of modernisation and redecoration throughout this would make the home of your dreams with stunning countryside views. Inside there is a lounge with a multi-fuel stove with stone surround and Caithness flagstone hearth as a focal point, a dining room, kitchen, four bedrooms, bathroom and utility over one and a half stories and benefits from UPVC double glazing and oil central heating. This home also has a private water supply and sits in a generous garden plot with many mature trees and shrubs providing shelter as well as a small garden pond. There is ample off-road parking at the front and side of the property and two sheds to the rear.

Kinbrace is a small village in Sutherland. It lies at the junction of the A897 and B871 and is 17 miles from Helmsdale by road. The village has a station on the Far North Line and it is approximately 6 miles from the settlement of Forsinard. The small hamlet of Forsinard has its own railway station and is home to the Forsinard Flows Nature Reserve. The nearest Primary School and Secondary School is at Bettyhill, which boasts a lovely family swimming pool. Thurso is the nearest town and lies approximately 20 miles to the east. Thurso has a good range of amenities such as supermarkets, a cinema, post office, medical practice, chemist. 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 which is approximately 60 miles away.



Extra Information

Services

School Catchment Area is Farr Primary School/Farr High School

EPC

EPC D

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words: [///list.presides.exactly](#)

Key Features

- **LOCATED IN A RURAL VILLAGE**
- **FOUR BEDROOMS**
- **GENEROUS GARDEN PLOT**
- **OIL CENTRAL HEATING**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.44m x 1.16m

A UPVC door with two opaque glass panels opens in to the vestibule. There is a central heating radiator, a pendant light fitting and the electrical fuse box is above the door.

Lounge 5.30m x 3.51m

This generous front facing room has a large bay window flooding the room with natural light. A focal point of this room is the multi-fuel stove which has an attractive stone surround and Caithness stone hearth. The walls are painted and also benefits from the original wooden flooring. An alcove with shelving provides handy storage. There are two central heating radiators and a pendant light fitting.

Kitchen 3.95m x 3.51m

The kitchen offers a selection of base and wall units with a tiled splashback and a double stainless-steel sink with double drainers and also has laminate flooring. There are services for a washing machine and there is a flue which would have been connected to a solid fuel aga although this is no longer there. A window overlooking the side of the house is above the sink.

Bedroom One 3.69m x 3.16m

With a side facing window this room has three painted wall papered walls and one patterned wall and original wood flooring exposed. There is a central heating radiator and pendant light fitting.

Inner Hall 5.72m x 2.28m

A four-panel wooden door with two frosted upper panes opens into the inner hall. In need of redecoration this area has painted walls, original wooden flooring and wooden stairs leading to the first floor. There is a handy understairs cupboard. Doors open to the lounge, dining room, kitchen, two bedrooms and bathroom. There is a central heating radiator and a pendant light fitting.

Dining Room 4.54m x 3.35m

This room has painted walls and original wooden floor boards. A window overlooks the front of the home and there is a central heating radiator and pendant light fitting.

Rear Vestibule 3.08m x 1.56m

This area has wood lined, painted walls and ceiling, a wooden floor and a window looking out to the rear of the home. There is a storage cupboard and a central heating radiator. A UPVC half glazed door opens to the rear garden.

Bedroom Two 4.00m x 2.65m

With a side facing window this room has three painted wall papered walls and one patterned wall and original wood flooring exposed. There is a central heating radiator and pendant light fitting.

Property Dimensions

Bathroom 2.28m x 1.96m

There is a bath with over bath electric shower and wet wall along the back and one side of the bath, a washbasin and WC. There is a wooden bathroom cabinet with mirrors, a central heating radiator and wall mounted electric heater. Vinyl flooring has been laid to the floor and an opaque window is above the sink.

Bedroom Three 3.24m x 4.00m

This room is neutrally decorated and a carpet has been laid to the floor. A window looks out to the side of the home and has open countryside views.

Garden

Sitting in a generous garden plot with many mature trees and bushes the mainly grass garden also has a small pond. The garden is in need of attention but has a lot of potential to create a lovely garden space to enjoy the countryside views. A drive leads up to the front of the house and round the side, providing ample off-road parking. There are two sheds to the rear of the property.

Stairs & Landing

The original wooden staircase leads up to the first floor. Above the turn of the stairs there is a velux window letting in plenty of natural light. There are also two low level shelves providing storage in this area and a hatch provides access to the roof space. On the landing there is a large storage cupboard with two sliding doors and doors open to two bedrooms.

Bedroom Four 3.24m x 3.51m

Work has been started to prepare this room for redecoration and the floor has a partial carpet. There is a storage cupboard and the window to the side looks out over the countryside.

THURSO

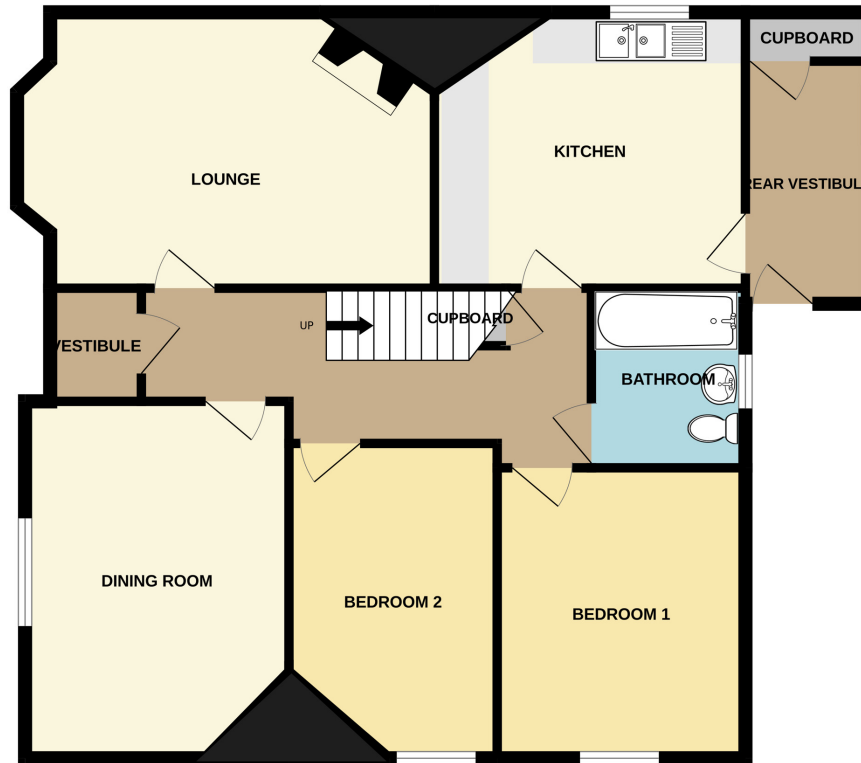
Property Location

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.

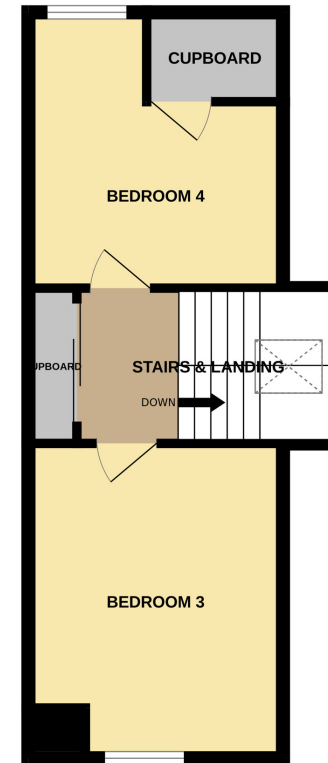


Property Layout

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.
Made with Metropix ©2025

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.