



KIRTOMY MAINS, KIRTOMY

Offers Over £165,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely home located in the quiet hamlet of Kirtomy with open views out to the sea. Accessed via the front porch this area of the home enjoys magnificent views over the countryside. A focal point within the lounge is the Fyfe fireplace and the kitchen benefits from a galley style kitchen with a good selection of base and wall units. With dual aspect windows in the dining area, views can be seen across the front and rear of this wonderful home. The bathroom, which benefits from a bath with shower above and the utility room complete the downstairs accommodation. Upstairs are three double bedrooms all with wonderful views. Externally the garden is mainly laid to lawn with a selection of mature bushes and flowerbeds. There is a wall mounted rotary clothes dryer and off-road parking can be found for several vehicles.

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 F

Council Tax

Band B

Tenure

Freehold

Viewing

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

Extras

What3Words:

Key Features

- **WONDERFUL VIEWS**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **QUIET LOCATION**



Property Photos



Property Photos



Property Dimensions

Front Porch 2.55m X 1.88m

Opening the front door, which has two glazed panels, you enter the front porch. The triple aspect windows give magnificent countryside views making this the perfect space to relax in. The walls are painted and there is laminate flooring and two wall lights. A fully glazed door opens into the inner hall.

Lounge 3.96m x 3.36m

The focal point of this room is the lovely Fyfe stone open fireplace with wooden mantel and tiled hearth. The window overlooks the front of the house and there is a shelved alcove. The walls are painted and the floor is carpeted, there is also a central heating radiator and a flush light fitting.

Stairs & Landing 4.53m x 1.96m

The stairs and landing are carpeted and there is shelved storage space on the landing. A velux window provides natural light and there is a flush light fitting. Doors lead to three bedrooms.

Bathroom 1.85m x 2.14m

Comprising a WC, wash hand basin and bath with shower above, this room has pine cladding on one wall and at the front of the bath. The walls to the rear and one side of the bath are tiled. There is an opaque window, a central heating radiator, a flush light fitting and a mirrored bathroom cabinet for storage.

Inner Hall 3.16m x 1.96m

The inner hall is painted and has laminate flooring. There is a central heating radiator, a flush light fitting and wall mounted cupboard housing the electrics. Doors open to the lounge and kitchen/dining room and carpeted stairs lead up to the first floor.

Kitchen/Dining Room 6.46m x 3.36m

This bright room benefits a galley style kitchen with breakfast bar and a good selection of wall and base units. There is coordinating black laminate worktops and splash back, a free-standing cooker and kitchen sink with a drainer. There is also undercounter space for a dishwasher and fridge. A window above the sink looks out to the rear of the property. There are dual aspect windows in the dining area looking out over the front and rear of the home. The walls are painted a neutral colour and there is laminated flooring, a central heating radiator and two flush light fittings. A door opens to the rear hall.

Rear Hall 1.90m x 1.40m

This area is painted and carpeted with a window facing the front elevation. There is a central heating radiator and doors lead to the kitchen/dining room, bathroom and utility.

Utility Room 3.07m x 2.85m

The walls of this room are painted and the concrete floor has been painted. There is a kitchen sink, with cupboard underneath and a black laminate worktop with splash back. There is space for a washing machine and the oil boiler is housed here. There is a window above the sink looking out to the side of the home. There is a central heating radiator and flush light fitting. A door with glazed panel leads to the rear vestibule.

Property Dimensions

Rear Vestibule 2.55m x 1.35m

The rear vestibule has dual aspect windows, painted walls, a painted concrete floor and a pendant light fitting. A door opens out to the rear garden.

Bedroom One 3.96m x 3.36m

This room is painted and a carpet has been laid to the floor. There is a window looking out to the front of the home, a central heating radiator and a pendant light fitting.

Bedroom Two 3.96m x 2.99m

This room has two-tone painted walls and a carpet. There is a window overlooking the front garden with countryside views beyond. This room also benefits from a cupboard and there is a central heating radiator and a pendant light fitting.

Bedroom Three 3.74m x 1.99m

This room has two-tone painted walls and a carpet, with a window overlooking the rear. There is a central heating radiator and a pendant light fitting.

Garden

The lovely front garden has views out over the countryside to the sea. It is enclosed by a stone wall with a gate at the front and steps down into the garden from the front porch. The garden is mainly lawn with mature bushes and flower beds. To one side of the garden is a large parking area and gates open into the front of the house. There is a patio area with high wall to the other side which has a wall mounted rotary clothes dryer.

THURSO

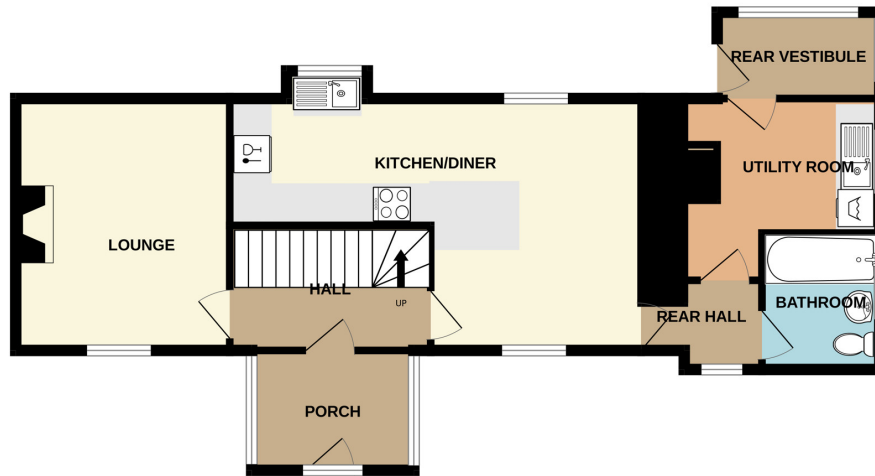
Property Location

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.

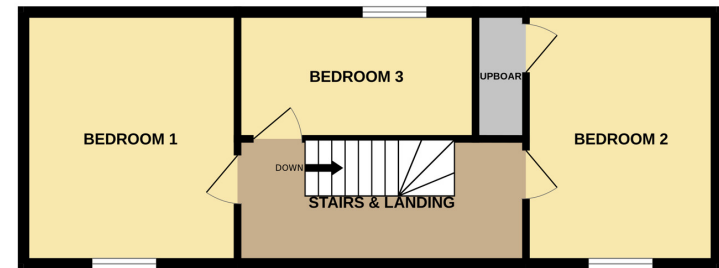


Property Layout

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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