



Kirtomy, Bettyhill

Offers Over £170,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautifully presented storey and a half home, in a quiet rural location. Offering spacious accommodation over two levels, this lovely home is just ready to move into. On the ground floor, the property has a superb multi-aspect sunroom with a feature ships wheel light and ceiling beams. The dining room is of good proportions and the grey high gloss fitted kitchen benefits from solid wooden worktops as well as integral appliances. The stylish bathroom benefits from a bath as well as two basins, whilst upstairs are two well presented double bedrooms. The house also benefits from oil central heating.

Externally the property occupies a generous plot and benefits from sea views. The garden is fully enclosed and has off road parking for several cars. Within the grounds are a poly tunnel, dog kennels and stables. There is also a stone-built byre which has a wooden shed attached and a room to the side elevation with patio doors which is just ready to be converted into a lovely sunroom.

Kirtomy is situated approximately 4 miles from the village of Bettyhill. Bettyhill has amenities such as local shop, cafe, sports and swimming facilities and also a hotel.

Located approximately 28 miles from 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.



Extra Information

Services

School Catchment Area is Farr Primary, Farr High School

EPC

EPC - E

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///remark.bubble.basket

Key Features

- Sun Room
- Wood-burning Stove
- Stunning Views
- Two Bedrooms



Property Photos



Property Photos



Property Photos



Property Dimensions

Sun Room 4.03m x 4.22m

This fabulous room offers triple aspect views. A carpet has been laid to the floor. The painted walls are surrounded by coving and there is a central heating radiator. There is a stunning ships wheel lantern light fitting as well as ceiling blinds. A glazed door leads outside and a further door leads into the kitchen-dining room.

Inner Hall 1.10m x 2.59m

Accessed via a two-panel glazed door, the inner hall has two under stair storage cupboards and a power-point. There is slate tile laid to the floor and a central heating radiator. There is a triple light fitting. Doors lead to the dining room and bathroom. Stairs give access to the first floor.

Stairs & Top landing 1.89m x 2.47m

A carpeted stairwell gives access to the first-floor landing where there is a velux window, three storage cupboards and light fitting. Doors give access to two bedrooms.

Bedroom two 2.75m x 3.93m

In good decorative order, this room has magnolia painted walls and a grey fitted carpet. A hatch gives access to the loft void, there is a pendant light fitting as well as double sockets. Dual aspect windows make this an exceptionally bright and airy master bedroom. There is also a central heating radiator.

Kitchen/Diner 3.90m x 5.91m

This superb room boasts a galley style kitchen which is open plan with the dining room. There are grey high gloss base and wall units with solid wood worktops. There is a Belfast sink which faces the rear elevation. The kitchen boasts an induction hob as well as an integral oven, also there is a washing machine and fridge freezer. The walls are tiled with coving around the top and there is a chrome light fitting. An opening leads into a bright dining area which features a wood surround fireplace with a stove which sits on a Caithness flagstone hearth. Vinyl has been laid to the floor, this room has a 5-light fittings as well as a storage cupboard. The window faces the front elevation of the house.

Bathroom 1.59m x 4.19m

This stylish room benefits from dual aspect windows and has been fitted with wet-wall throughout. There is a 'P' shaped bath, a W.C as well as a pedestal sink, a Belfast basin has been built into a vanity unit. The ceiling has two flush light fittings. There is an access hatch to the loft. The floor is laid with ceramic floor tiles. This room contains a central heating radiator also there is a wall-light and a chrome ladder towel radiator.

Bedroom one 1.81m x 3.14m

This room is spacious and benefits from white painted walls and has a fitted carpet. Coving surrounds the top of the walls. This bright bedroom also benefits from a Velux window, double sockets and a central heated radiator.

Garden Grounds

The gravel driveway is accessed via double gates and provides parking for numerous vehicles. There are raised flower borders, hedging to the front whilst a concrete path gives access to the rear. The rear garden benefits from a poly tunnel, dog kennels, a double wooden stable, which has an adjoining workshop to the other side. This beautiful home also benefits from a stone-built byre which has a wooden shed attached and also a room to the side which would potentially make a lovely summer room.

THURSO

Nearest Location

The property is situated around 28 miles from Thurso, 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.



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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.

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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

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- 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.