



Strathallan, Dunbeath

Offers Over £200,000



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4 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful detached bungalow with panoramic views in the scenic village of Dunbeath. Immaculately presented throughout, this lovely home has a spacious and bright lounge with a large picture window and feature fireplace. It is open plan with the dining area which leads into the well-presented oak fitted kitchen. There are four neutrally decorated bedrooms, a WC and a spacious family wet room. The property occupies a generous plot which is enclosed to front, side and rear. The garden grounds are well established with off road parking within the generous drive. A child's play area is to the rear of the property as well as a wooden shed. There is also a garage. This wonderful home also benefits from LPG gas and is close to all amenities.

The village of Dunbeath is located about a twenty mile drive from The Royal Burgh of Wick which 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 Edinburgh 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 - Dunbeath Primary School,
Wick High School

EPC

EPC - E

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///rags.vowing.measure

Key Features

- **Four Bedrooms**
- **Wet-Room**
- **Gas Central Heating**
- **Off Road Parking**
- **Generous Garden**



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 4.10m x 1.79m

The inner hall is L-shaped and benefits from a coat cupboard with hanging and shelf space as well as a further cupboard which houses the central heating boiler. There is a feature arch, a central heating radiator, coving and double sockets. A hatch gives access to the loft void; there is also a smoke alarm. Oak laminate has been laid to the floor. There are two flush light fittings. Doors lead to the lounge, kitchen, shower room and four bedrooms.

Bedroom Two 2.47m x 3.05m

Neutrally decorated throughout, this double room has been wallpapered and benefits from oak laminate flooring. There is a pendant light fitting, a central heating radiator and a window, dressed with curtains, faces the rear elevation.

Bedroom Four 3.02m x 3.68m

This generous room enjoys an amazing outlook over the rear established gardens. It is a bright room which benefits from a built-in wardrobe with hanging and shelf space. A grey carpet has been laid to the floor; there is a pendant light fitting a central heating radiator and double sockets.

Living Room 4.40m x 5.30m

This stunning room has a large picture window to the front elevation that offers superb rural views. Neutrally decorated with white painted walls and oak laminate laid to the floor. This room is L-shaped and open plan with the dining room where there is a further window to the side elevation. A focal point within the room is the stone-built fireplace which has an inset fire. This bright room benefits from coving, and ariel point as well as double sockets. There are two flush glass light fittings and a smoke alarm. Doors give access to the hall and kitchen. Double glazed doors lead to the garden and there are also 2 central heating radiators.

Bedroom One 2.77m x 2.83m

Located to the front of this lovely home, this bedroom benefits from mirrored fitted wardrobes with both shelf and hanging space. Oak laminate has been laid to the floor and there are also a central heating radiator and double sockets. The window has been dressed with curtains and there is also a flush glass light fitting.

Bedroom Three 2.75m x 4.09m

This space and bright bedroom has been painted white throughout and benefits from a new fitted carpet. There is a central heating radiator, electrical points as well as a flush light fitting. A window faces the front elevation and a double, built in wardrobe which contains both hanging and shelf space.

Wet Room 2.46m x 1.96m

This immaculately presented room has been fitted throughout with wet-wall and benefits from non-slip flooring. There is a walk-in shower, wall-mounted basin as well as a W.C. There is a central heating radiator, an extractor fan and a flush light fitting as well as a shaver light. An opaque window faces the rear elevation. There is a wall mounted mirror with glass shelf as well as a chrome towel holder.

Kitchen 3.05m x 4.01m

This light and bright room gives access to the dining room and rear hall. A window to the rear elevation allows plenty of natural light flood through. There are oak base and wall units with laminate worktops. Between the units has been tiled. There is a stainless-steel sink with a drainer. The kitchen is fitted with an integral ceramic hob and a single oven with a chimney hood above. Space can be found for a tumble dryer and under counter fridge. The washing machine will be included in the sale. Oak laminate has been laid to the floor; there are two flush light fittings and a smoke

Property

Dimensions

Rear Hall 2.03m x 1.57m

The hallway benefits from a shelved storage cupboard and oak laminate flooring. There is a smoke alarm and a flush light fitting. There is a central heating radiator. A door gives access to the W.C and a further UPVC door leads to the rear garden.

W.C 0.90m x 1.49m

This room is bright and has an opaque window to the side elevation. There is a pendant light fitting. The basin has been built into a white vanity unit and there is also a W.C. The room also contains a central heating radiator

Garden Grounds

The rear garden is fully enclosed with high fencing. There is a children's playset, a wooden shed and a tarmac seating area. A gate gives access to the front and side gardens. There is also an outside water tap.

The front garden is accessed by double gates and has a large tarmac driveway. It occupies a generous plot and has mature trees, hedging and a drying green.

LPG Gas services the home.

WICK

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 Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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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.