



**167
Trantlebeg,
Forsinard**

Offers Over £220,000



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3 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this detached three-bedroom home, offering a fantastic renovation opportunity in a peaceful rural location. Taken to first-fix stage internally, this property presents the perfect blank canvas for those looking to create a beautiful family home tailored to their own taste and specification.

The property has already benefited from significant improvements, including replacement UPVC windows and doors, together with power and water connections. Internally, the accommodation is generously proportioned and offers excellent potential throughout. The spacious lounge features a recessed fireplace with a Caithness flagstone hearth and a door leads through to the kitchen, which offers direct access to the rear garden and provides the opportunity for the new owner to install a kitchen of their own choice. A versatile family room enjoys dual aspect windows and also benefits from a feature tiled fireplace recess, while the generous bathroom is ready to be completed to the purchaser's own specification.

On the first floor, a bright landing with original wooden floorboards and attractive pine panelling leads to three well-proportioned bedrooms, all of which have been prepared for completion with electrical wiring in place. The property retains a number of original character features, including timber flooring and fireplaces, offering the opportunity to blend traditional charm with modern finishes.

Externally, there is parking to the front of the property together with a substantial barn benefiting from power and water connections, providing excellent storage or workshop space with further development potential, subject to the necessary consents.



Extra Information

Services

School Catchment Area is - Melvich Primary School / Farr High School

EPC

N/A

Council Tax

N/A

Tenure

Freehold

Viewing

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

Extras

What3Words:///poses.shuttled.conceals

Key Features

- **Detached three-bedroom house offering an excellent renovation opportunity**
- **Fantastic potential to create a bespoke family home to your own specification**
- **Property has been taken to first-fix stage internally**
- **Replacement UPVC windows and doors already installed**



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 3.4 x 2.02 m

The inner hall is accessed via a UPVC door, and there is wiring for a pendant light fitting. There is also a smoke alarm and double sockets. There is a handy understairs cupboard and four white panel doors give access to the lounge, family room and the bathroom.

Bathroom 1.84 x 3.42 m

The bathroom is of good proportions and offers an excellent opportunity for the new owner to create a stylish space to their own taste and specification. There is an opaque window to the rear elevation. Although the room requires completion, with the plumbing still to be installed, it provides a blank canvas with excellent potential.

Kitchen 2.61 x 3.77 m

The kitchen benefits from a window to the rear elevation, allowing plenty of natural light to flood the room, whilst a partially glazed door provides direct access to the rear garden. The room offers an excellent opportunity for the new owner to design and complete the kitchen to their own style and specification. A selection of white base units will be included in the sale should the purchaser wish to install them.

Bedroom One 3.11 x 4.18 m

This room has white painted walls and a dual aspect windows. There are some original wooden boards laid to the floor and there is wiring in place ready for the electrical connections.

Family Room 3.71 x 3.99 m

This well-proportioned room benefits from dual-aspect windows. There is a tiled recess with a flagstone hearth. Wiring is in place for the wall lights, double sockets and a pendant light fitting.

Lounge 3.98 x 4.01 m

This bright room has the wiring in place for the wall lights, pendant light fitting and double sockets. There is a recess fireplace with a tile surround and there is a Caithness flagstone hearth. A window faces to the front elevation. An opening leads into the kitchen.

Top Landing 2.07 x 4.35 m

The first-floor landing is bright, benefiting from two velux windows to the front elevation which allow an abundance of natural light to flood the area. Original wooden floorboards add character, while attractive pine panelling enhances the space. Electrical wiring has already been installed for double sockets and light switches, allowing the new owner to complete the area to their own specification.

Bedroom Two 4.35 x 1.93 m

This rear-facing room has an access hatch to the loft void as well as wooden flooring. The walls have been painted and a window faces to the rear elevation.

Property

Dimensions

Bedroom Three 4.2 x 3.85 m

This bright and generously-proportioned room benefits from wooden flooring with deep skirting; there is dual aspect windows and there is electric wiring in place.

Barn 3.67 x 12.27 m

The barn is spacious and has water and power connections.

Garden

Externally there is parking to the front of the home, offering spectacular views of the countryside. There is a garden to the rear that has been mainly laid to lawn.

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.



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

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- 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.