



Dhualton, Kirtomy, by Thurso

Offers Over £130,000



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2 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely two bedroomed home which is situated in an elevated position and offers panoramic coastal views as well as open views of the countryside. Accessed via the front porch, a door leads into the inner hall where there is a bright sitting room with an open coal fire and stone fireplace. The fitted kitchen is of good proportions and benefits from wooden base and wall units with a stove cooker and freestanding appliances. The family bathroom benefits from a bath with a shower above as well as a WC and basin which are built into a white vanity unit.

Upstairs are two bright and neutrally decorated bedrooms with the master bedroom benefitting from an en suite WC.

Externally the property is accessed through a single-track road which leads up to the hard standing drive.

There is a large wooden storage shed as well as a stone-built store which is adjoining the property. A stream runs round the boundary of the property and the garden is mainly laid to lawn with some daffodils, hedging and trees.

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.



Extra Information

Services

School Catchment Area is - Farr Primary School, Thurso 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: ///drawn.drape.cherubs

Key Features

- **Two Bedrooms**
- **En-Suite WC**
- **Large Garden**
- **Stunning Views**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Porch 1.91m x 3.03m

Accessed via a 2-panel glass door, the porch benefits from dual aspect windows and ceramic floor tiles. There is a pendant light fitting, double sockets and a central heating radiator. A door gives access to the inner hall.

Kitchen 3.29m x 3.55m

The spacious kitchen has an excellent selection of wooden base and wall units with a Stainless Steele sink and drainer. Space can be found for a washing machine and a table with chairs. There is a stove cooker, triple ceiling light fittings and the floor has been laid to vinyl. A window faces the front elevation

Bathroom 1.50m x 1.86m

The well-presented room has been tiled throughout and benefits from vinyl flooring. There is a bath with a shower above, the WC and basin have been built into a vanity unit. There is a triple light fitting and an opaque window faces the rear elevation.

Bedroom Two 3.33m x 2.94m

This bright room benefits from dual aspect windows. There is a feature papered wall, a pendant light fitting and double sockets. A carpet has been laid to the floor.

Inner Hall 1.1.74m x 1.88m

The inner hall benefits from a central heating radiator, a fitted carpet and wall lights. Doors lead to the lounge, kitchen and bathroom. Stairs give access to the first floor.

Lounge 3.03m x 3.50m

This bright room benefits from white painted walls and a storage heater. A carpet has been laid to the floor, a focal point within the room is the attractive stone fireplace with a Caithness flag hearth and open coal fire. There is a ceiling light and also wall lights. A window faces the front elevation.

Top Landing 2.03m x 1.11m

A carpeted stairwell gives access to the first-floor landing where there is a storage heater and drop-down light fitting. Doors give access to the bedrooms.

Master Bedroom 3.06m x 3.39m

This spacious room benefits from a fitted carpet. There are dual aspect windows, double sockets and a pendant light fitting. A door gives access to the en-suite WC.

Property

Dimensions

En-Suite WC 1.39m x 1.36m

This room benefits from a recessed cupboard as well as vinyl flooring. There is a WC and pedestal sink and a pendant light fitting. A velux window allows plenty of natural daylight to flood through.

Garden

The gardens extend to ¼ Acre and are mainly laid to lawn with mature trees and a useful wooden shed. There is a hard standing area which provides parking to the front of the property and an integral store adjoining the home which has light and power provides further storage.

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



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.