



# Old Reay, Reay

Offers Over £160,000



01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)

**2 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring this exceptional two bedroomed bungalow to the market. Located a stone's throw away and offering superb views of Reay Golf Club as well as Sandside Harbour, this immaculately presented home offers superb views as well as family living at it best. This lovely home benefits from a spacious and bright family lounge which has a large picture window to the front elevation as well as an enclosed stove fire. The stylish oak fitted kitchen is of good proportions and benefits from an excellent selection of base and wall units with some integral appliances. A useful breakfast bar provides seating and is located to enjoy an outlook over the golf course when dining. There is a superb workshop which also doubles up as a utility room and a tastefully decorated shower room. Both double bedrooms are of good proportions and are decorated beautifully. The rear bedroom also benefits from having a large oak wardrobe which is also included in the sale. This room enjoys an outlook over the golf course, which can also be accessed by a gate in the rear garden. The rear garden is mainly laid to lawn and is fully enclosed with some daffodils. The front garden is low maintenance and benefits from excellent parking within the gravel driveway. There are also several storage stores to the side elevation. Rarely available in such a superb location, this non- mortgageable family home must be viewed to be appreciated.

*Reay is just a 15 minute drive 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.*



# Extra Information

## Services

School Catchment Area is - Reay Primary, Thurso High School

## EPC

EPC - D

## Council Tax

Band - D

## Tenure

Freehold

## Viewing

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

## Extras

What3Words:

# Key Features

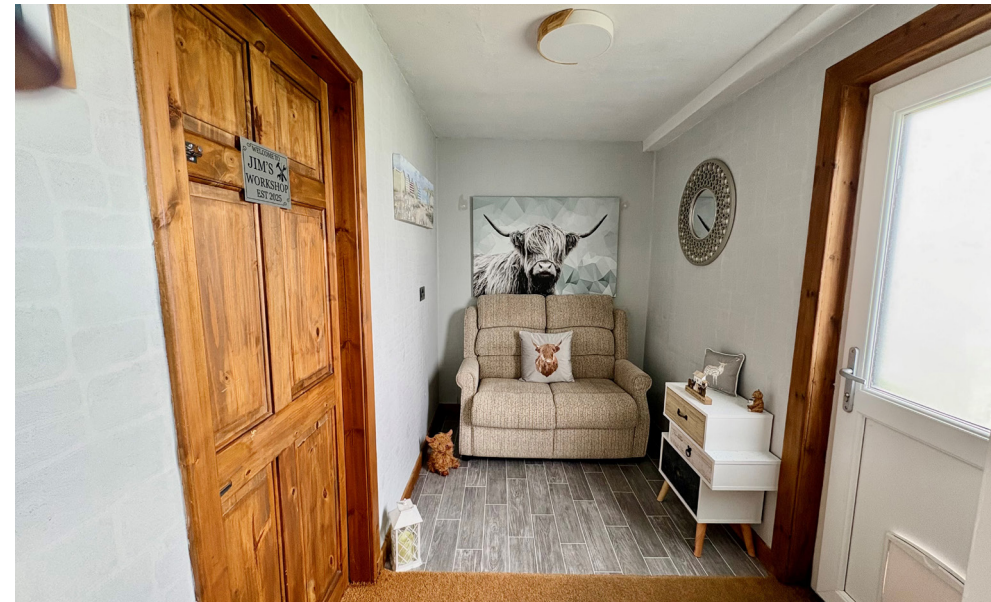
- **Two Bedroom**
- **Detached Bungalow**
- **Rear Facing onto Reay Golf Course**
- **Beautifully Presented**



# Property Photos



# Property Photos



# Property Photos



# Property

## Dimensions

### **Vestibule 1.06m x 1.40m**

Accessed via a UPVC door, the vestibule has been wallpapered and benefits from a drop down light fitting and coir matting. A door gives access to the inner hallway.

### **Lounge 4.20m x 5.48m**

This beautifully presented room boasts a grey feature painted wall and also benefits from a fitted carpet. There is a wooden fireplace with a stone surround and hearth and houses the enclosed stove fire. A window, fitted with blinds faces the front elevation. There is a flush light fitting as well as wall lights, power points and a central heating radiator.

### **Rear Vestibule 3.06m x 1.76m**

The well-presented rear vestibule has been wallpapered and benefits from grey vinyl flooring. There is a wall-mounted cupboard, a flush light fitting and built in shelves. This room also benefits from a chrome power point. A partially glazed UPVC door leads to the generous laundry /storage room.

### **Shower Room 2.65m x 2.04m**

This stylish room benefits from a generous shower enclosure. There is a white WC and the basin has been built into a white vanity unit. There is a wall mounted mirror, a flush light fitting a central heating radiator as well as an extractor fan. A window faces the rear elevation.

### **Inner Hallway 0.90m x 1.63m & 3.11m x 1.41m**

The L-shaped hallway benefits from two oak storage cupboards and oak flooring. There is a central heating radiator, coving and a chrome power point. A hatch gives access to the loft void and there is also a flush light fitting. Doors give access to the lounge, kitchen, shower room and two bedrooms.

### **Kitchen 6.46m x 2.96m**

The stylish kitchen has oak shaker base and wall units with laminate worktops also a stainless-steel sink with a drainer as well as space for a dishwasher and fridge-freezer. There is a Cuisine Master Stove cooker with a black extractor chimney hood. The kitchen benefits from a central heating radiator, flush light fittings and two windows which face to the rear elevation. Slate tiles have been laid to the floor and a door gives access to the rear hall.

### **Laundry/Storage Room 5.25m x 3.04m**

With a feature papered wall, this lovely room is of good proportions. A carpet has been laid to the floor, there is a clothes line and services for a washing machine and tumble dryer. This room benefits from a central heating radiator, a pendant light fitting and a window to the side elevation. This room also houses the central heating boiler.

### **Master Bedroom 5.14m x 3.24m**

Located to the front of the home, this spacious room is immaculate and benefits from a feature papered wall and a fitted carpet. There is a central heating radiator, chrome sockets and a flush light fitting. Two windows face the front elevation and allow plenty of natural light to flood through.

# Property

## Dimensions

### **Bedroom Two 3.95m x 3.45m**

This beautifully decorated room has two feature papered walls and a fitted carpet. An oak wardrobe provides storage and there is also a central heating radiator, a flush light fitting and chrome power points. A window faces the rear elevation.

### **Front Garden**

This low maintenance garden is laid to lawn and benefits from a large gravel drive with off road parking for several cars.

### **Rear Garden**

The rear garden is laid to lawn and fully enclosed with daffodils. There is also two storage sheds and a log store.

### **Extra Information**

The sale will include the wardrobe, dishwasher, fridge-freezer and the three stools in the breakfast bar area. There is also a ride-on petrol mower that is available at separate negotiation.

## 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

## **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.