



Long Grass Achreamie Dounreay

Offers Over £240,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached traditional-style cottage, set within a peaceful rural location. Immaculately presented throughout, the property offers spacious accommodation comprising a lounge, impressive kitchen/dining and family area, utility room, three bedrooms, family shower room and en-suite. A further family room provides the flexibility to be used as a fourth bedroom. Externally, the property benefits from landscaped gardens, a courtyard seating area and generous driveway parking.

The welcoming inner hallway leads to a superb lounge featuring an attractive stone chimney breast with a woodburning stove set on a polished Caithness flagstone hearth. The impressive kitchen/dining and family room is fitted with a range of base, wall and full-height units, integrated appliances and oak-effect LVT flooring. Dual-aspect windows and glazed doors provide plenty of natural light, with direct access to the garden patio. There is ample space for dining and seating furniture, making this a versatile area for everyday living and entertaining.

A useful utility room provides additional storage and space for a washing machine and tumble dryer, while housing the 13.5kW battery for the electric storage, which is charged by the solar panels

The property offers three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The family shower room is fitted with a recessed shower, pedestal wash hand basin and WC. A further bright family room benefits from triple-aspect windows, a generous storage cupboard and access to the outside, offering flexibility as an additional reception room or fourth bedroom.

Externally, the tiered front garden is mainly laid to lawn and complemented by mature trees, hedging and a generous wraparound patio. A courtyard seating area provides further space to enjoy the garden. To the side, a shipping container offers useful storage and incorporates a chicken coop, while the large gravel driveway provides off-road parking for multiple vehicles.



Extra Information

Services

School Catchment Area is
Reay Primary School / Thurso High School

EPC

C

Council Tax Band

D

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Stunning detached traditional-style cottage**
- **Peaceful rural location**
- **Immaculately presented throughout**
- **Spacious lounge with woodburning stove**
- **Gravel driveway with ample parking**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 1.69m x 4.26m & 8.70m x 1.05m

Accessed via a two-panel glazed door, the immaculately presented hallway has been wallpapered and benefits from a shelved storage cupboard. There are four ceiling lights, a smoke alarm, double sockets and two central heating radiators. An opening gives access to the family room which could be utilised as a fourth bedroom. Oak doors lead to the kitchen/dining room, three bedrooms and the family bathroom. Two hatches give access to the loft voids, and a further door leads to the front garden.

Kitchen / Dining Room 6.77m x 5.87m (Longest & Widest)

The stunning kitchen has a good selection of base, wall, and full-height units with built-in lighting and laminate worktops and upstands. There is a Blanco composite sink with a drainer and integrated appliances, which include a Neff single oven, a combi microwave, a dishwasher, a bin store, a fridge-freezer, and a hob with an extractor. LVT oak flooring has been laid to the floor; there are downlights, coving double sockets, and two central heating radiators. Dual aspect windows along with glazed doors let natural daylight flood the room. Plenty of space can be found for a dining table and sofa. Glazed doors lead out to the patio area of the garden, and an oak door leads to the utility room.

Shower Room 2.58m x 1.69m

This stylish room benefits from a recessed shower as well as a pedestal basin and w.c. Vinyl has been laid to the floor, there is a central heating radiator a flush light fitting and an extractor fan. An obscured glass window faces the rear elevation.

Bedroom Two 3.09m x 3.24m

This double room has painted walls and a fitted carpet; there is also a central heating radiator, a pendant light fitting, and double sockets. A window faces the front elevation.

Lounge 4.39m x 5.88m

A half-glazed oak door gives access to the superb lounge, which boasts a feature stone chimney breast with a wood-burning stove and a polished Caithness flagstone hearth. There are dual aspect windows facing the side and rear elevation, a carpet has been laid to the floor, and there is a built-in media unit. This beautiful room also benefits from a central heating radiator, downlights, a smoke alarm, and coving.

Utility Room 1.34m x 2.69m

This room houses the 13.5KW battery for the electric storage system. There are base and wall units with a laminate worktop and space for a washing machine and tumble dryer. Vinyl has been laid to the floor; there is a pendant light fitting and a smoke alarm. A partially glazed UPVC door gives access to the rear garden.

Bedroom One 3.06m x 4.21m

The neutrally decorated bedroom is of good proportions and benefits from a central heating radiator, phone point, two pendant light fittings, and double sockets. A window faces the front elevation.

Bedroom Three 3.88m x 3.64m

The tastefully decorated principal bedroom has been wallpapered and benefits from a fitted carpet. There is a central heating radiator, a pendant light fitting, and double sockets. A window faces the front elevation, and a door gives access to the ensuite.

Property

Dimensions

En-suite 1.10m x 2.29m

The en-suite has made good use of space with a recessed shower enclosure, a close-coupled toilet, and a countertop sink with a storage unit below. The walls have been partially tiled, there is a central heating radiator, an illuminated wall-mounted mirror, an extractor fan, and a flush light fitting. Two mirrored wall units frame the obscured glass window, which faces the front elevation.

Garden

The front garden is tiered and benefits from a courtyard seating area. Laid to the lawn with a generous wrap around the patio, this well-maintained garden benefits from hedging and mature trees. To the side of the house is a shipping container, which provides storage space as well as a chicken coop. There is a large gravel drive with off-road parking for multiple cars.

Family Room 3.08m x 4.99m

This wonderful room has triple-aspect windows and a glazed UPVC door which leads outside. The light-filled room has been wallpapered and carpeted and benefits from a generous storage cupboard as well as a central heating radiator, double sockets and two flush light fittings. This room enjoys an outlook over the courtyard seating area as well as the front landscaped garden and could easily be utilised as a fourth bedroom.

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.



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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

Why Choose Yvonne Fitzgerald Properties

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- 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.