



Beach Cottage, 73 Coldbackie, Tongue

Offers Over £300,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 3 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful, detached home with outstanding sea views, in an elevated position on the main NC500 route.

This immaculately presented home has been renovated to provide family living at its best over two levels. Finished to the highest of standards, this superb property benefits from a stylish lounge which has dual aspect windows as well as an oak fireplace and cosy stove fire. The tastefully decorated kitchen/dining room has white Shaker style units, a Belfast sink and a range cooker as well as stunning Caithness flagstone flooring which has been fitted throughout this generous room. There is a downstairs bedroom which also has a window seat, whilst the bathroom benefits from a bath with a shower above. The utility offers excellent storage as well as a seating area and built in fitted units. A stylish shower room completes the downstairs living accommodation.

Stairs lead to the first-floor landing, where there is a built-in bookcase, a well-presented shower room, and two generous king-size bedrooms, both offering excellent built-in storage. Throughout the property are oak doors, with the white painted walls, giving all the rooms a spacious feel. To the rear of the house are two wooden sheds as well as a garage which has a gravel drive. Steps lead up to the rear garden which due to its elevated position offers the most fantastic views of the coast.

Viewing is essential to appreciate the quality and location which this wonderful home has to offer.

An additional 8.37 acres of tenanted croft land is also available for sale as a separate purchase, offering an excellent opportunity for equestrian enthusiasts or those seeking to establish a small-holding with livestock.



Extra Information

Services

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

EPC

EPC - C

Council Tax

Band - B

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Stunning detached home with outstanding panoramic sea views**
- **Elevated position on the iconic NC500 route**
- **Beautifully renovated and finished to an exceptional standard**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Vestibule – 2.10 x 2.24

Accessed via a UPVC door this vestibule has two windows with blinds facing to the front elevation. The floor had been laid to coir matting and there are ceiling downlighters. An opening leads to the inner hall.

Bedroom One 2.18 x 3.26

This room benefits from white painted wall and a neutral-coloured carpet. There is a recessed alcove with shelving and the room benefits from a window seat. To the front elevation there is a window with roller blind. The room also benefits from a central heating radiator, double electrical sockets and an aerial and phone point.

Lounge 3.26 x 4.26

This beautiful lounge benefits from neutrally coloured walls and carpeting. A focal point for the room is the attractive oak fireplace with Caithness flagstone and hearth along with a multi stove fire. The room benefits from two dual aspect windows complete with roller blinds and a window seat providing panoramic coastal views. There is a storage cupboard, ceiling downlighters, smoke and heat alarms along with double sockets and an aerial point. An oak door gives access to the generous kitchen/dining room.

Utility Room 3.89 x 4.01

This spacious room houses the central heating boiler. There is a stainless-steel sink within a base unit and wall units above. The utility room also benefits from a deep storage cupboard, a washing machine and a fridge. There is a built-in seating area with wall mounted coat hooks and shelving. The floor has been laid to Caithness flagstone. There is a clothes pulley to the ceiling. The room also benefits from an extractor fan, a central heating radiator, ceiling downlighter and a smoke alarm. There is a window to the side elevation and a hatch gives access to the loft. A door gives access to the shower room, and a partially glazed door gives access to the rear garden.

Inner Hall – 1.76 x 3.4

The inner hall is well presented with a neutrally coloured carpet to the floor, ceiling downlighters and a double socket. Oak doors give access to the lounge, bedroom and bathroom.

Bathroom 1.68 x 2.97

This immaculately presented room has been partially tiled and benefits from oak floor tiles. The room has a bath with shower above and a basin that has been built into a vanity unit along with a WC and heated towel rail which has an electric timer. The room benefits from a storage cupboard and is fitted with an extractor fan. There are ceiling downlighters and an opaque window faces the rear elevation.

Kitchen/Dining Room 7.35 x 3.77

This superb room benefits from Caithness flagstone flooring. There are four windows to the front elevation with fitted blinds which tilt & turn. There is also tilt & turn window / door to the rear. This room has a cupboard that houses the hot water cylinder with the heating being oil fired or by the multi fuel stove. The room benefits from a good range of shaker style base and wall units with wooden worktops and a double Belfast sink. There is a Leisure Range cooker with five ring gas hob and electric double oven with an extractor fan above. Also included in the sale are an American fridge/freezer and a dishwasher. This room also benefits from ceiling downlighters, a central heating radiator and smoke alarm. A door gives access to the utility room.

Shower Room 1.09 x 2.75

This room boasts a recessed tiled shower enclosure with a basin built into a white high gloss vanity unit. There is a WC, chrome towel ladder radiator and an extractor fan. There are ceiling downlighters and an opaque window faces to the rear elevation.

Property

Dimensions

Top Landing 1.87 x 3.03

A carpeted stairwell gives access to the first-floor landing of the property where there is a velux window and built in bookcases. This area of the home benefits from power points and ceiling downlighters as well as a central heating radiator. Oak doors give access to two beautiful bedrooms and a shower room.

Shower Room 0.87 x 2.99

This well-presented shower room benefits from a recessed tiled shower. There is a basin that has been built into a vanity unit and a WC. The room has a heated towel rail which has an electric timer, an extractor fan and ceiling downlighters can be found above. This room also benefits from underfloor heating. The walls are partially tiled and an opaque window faces the rear elevation.

Garden

The garden grounds are low maintenance with a gravel seating area to both the front and rear of the property. The main house has been de-crofted.

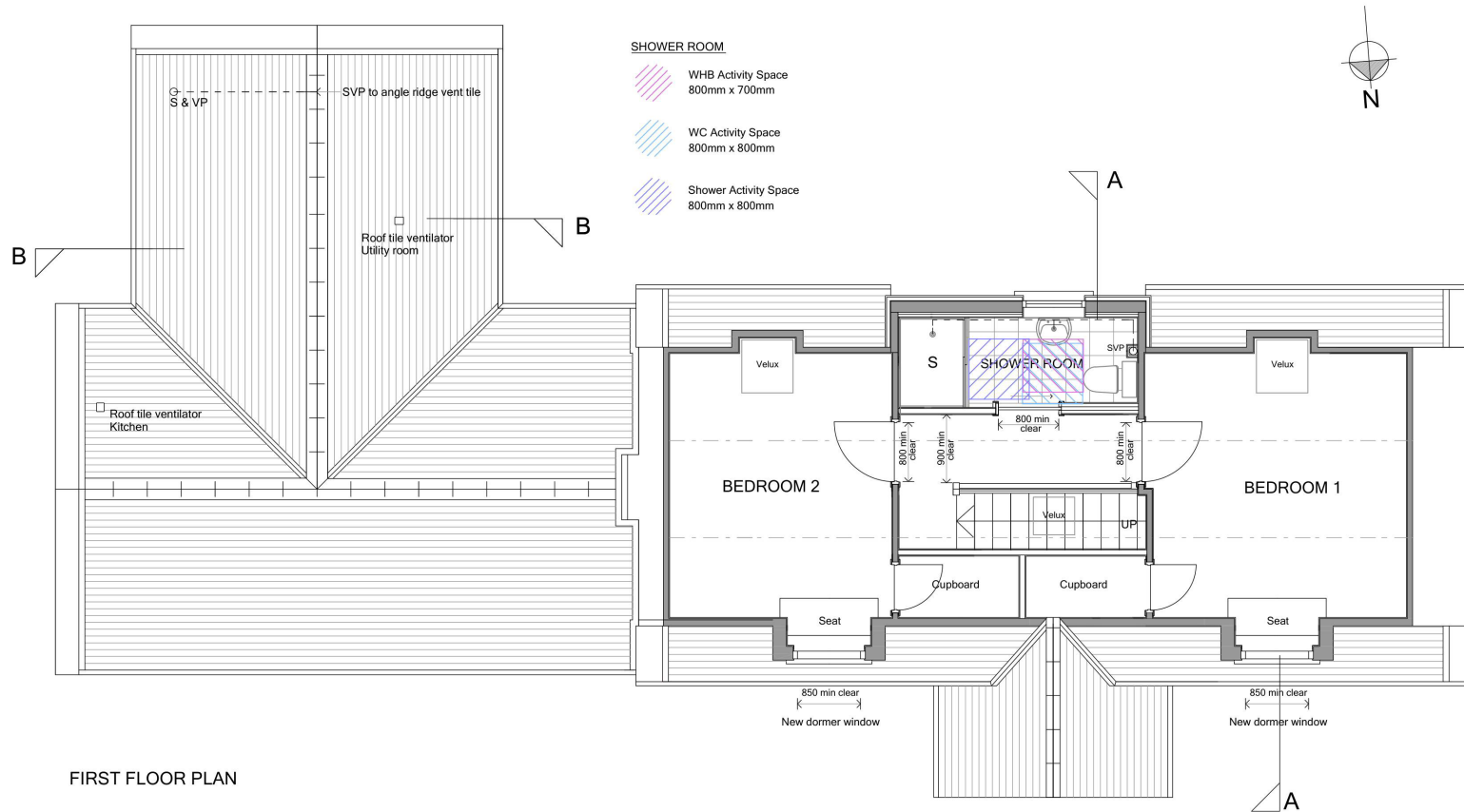
Bedroom Two 2.96 x 3.63

This bright bedroom benefits from dual aspect windows with fitted blinds and a neutrally coloured carpet. A shelved cupboard provides ample storage. The room has double sockets, a central heating radiator, smoke alarm and ceiling downlighter with dimmer switches.

Bedroom Three 3.6 x 3.88

This bright bedroom is of good proportions with neutrally decorated walls and carpet to the floor. A cupboard provides good storage space. There is a central heating radiator, ceiling downlighters, a smoke alarm, double sockets and USB points. There are dual aspect windows in this room with fitted blinds.

First Floor Floorplan



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.