



North Haven Cottage, 113 Kirtomy Bettyhill

Offers Over £120,000



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1 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning one-bedroom semi-detached home, set in a beautiful rural location and enjoying breathtaking sea views. Full of character, the property combines exposed stone, timber features and a wrought iron spiral staircase with comfortable and well-presented accommodation.

The welcoming inner hall provides access to the principal rooms and features natural wooden flooring and a useful loft hatch. The lounge is a particular highlight, with an exposed stone wall, exposed ceiling beams and an attractive multi-fuel stove set on a Caithness flagstone hearth. Dual-aspect windows provide plenty of natural light, while a door leads directly onto the garden decking.

The superb kitchen is fitted with grey wall and base units, laminate worktops and integrated appliances, including a washing machine, fridge freezer, oven and induction hob. Exposed ceiling beams and wooden flooring add further character, while one of the dual-aspect windows enjoys spectacular sea views.

The ground floor is completed by a well-appointed shower room with a generous shower enclosure, wall-mounted basin and WC.

A wrought iron spiral staircase leads to the first-floor bedroom, which is a bright and characterful space featuring exposed ceiling beams, painted wooden flooring and dual-aspect windows.

Externally, the property benefits from an enclosed rear garden with a lawn, mature trees and hedging, a raised decking area and useful storage shed. A dry-stone dyke wall adds further character, while the garden enjoys breathtaking extensive sea views.



Extra Information

Services

School Catchment Area is
Farr Primary School / Farr High School

EPC

E

Council Tax Band

A

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Stunning rural location**
- **Breathtaking sea views**
- **Charming character features**
- **Enclosed rear garden**
- **Mature trees and hedging**



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 1.07 m x 2.24m

This bright and welcoming hall benefits from white-painted walls and natural wood flooring. There are two pendant light fittings, a smoke alarm and a ceiling hatch that gives access to the loft void. A central heating radiator, a glazed pane and a rear elevation-facing window can also be found in this area, as well as a door leading to the front garden. Further, three doors give access to the lounge, kitchen and shower room.

Kitchen 3.12m x 3.70m

This superb kitchen has grey base and wall units with laminate worktops and a stainless-steel sink. There is an integrated washing machine, a fridge freezer, a single oven, and an induction hob with a Zanussi chimney hood. The floor has been laid to wooden boards, and the exposed ceiling beams add to the character of this home. This functional kitchen is also equipped with a storage heater, and one of the dual aspect windows benefits from spectacular sea views.

Bedroom 4.07m x 3.63m

A spiral staircase provides access to the first floor, where this room is located. There are exposed ceiling beams, painted wooden boards and walls, as well as wooden rails. Dual aspect windows let the daylight flood through, and there is a pendant light fitting, double sockets and a smoke alarm.

Lounge 5.62m x 3.67m

The lounge features an exposed stone wall and wrought iron spiral staircase, which provides access to the first floor. An attractive fire with a Caithness flagstone hearth and a multi-fuel stove creates a focal point within the room. There are also dual-aspect windows and two pendant light fittings as well as power points. Wooden boards have been laid to the floor, and there are exposed wooden ceiling beams as well as wooden shutters. A door gives access to the decking area of the garden.

Shower Room 1.49m x 2.09m

The shower room benefits from a large shower enclosure, which has been fitted with wet wall panels. There is also a wall-mounted basin and a WC; above there is a wooden mantle offering some shelf space, and a shaving point could be found by the sink. This shower room also has a flush light fitting, extractor fan, a wall-mounted heater and a window facing to the rear elevation.

Garden

This area is laid to lawn and benefits from a dry-stone dyke wall. The rear garden is enclosed and offers breathtaking extensive sea views. There is a raised decking area and a useful storage shed, as well as an area of lawn, surrounded by mature trees and hedging.

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.