



# Dalhalvaig, Forsinard

Offers Over £195,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this traditional home, in an elevated position with far reaching views over the countryside. This charming home has been renovated throughout to provide comfortable accommodation over two levels.

Internally the property benefits from a bright lounge with a feature stone fireplace and open fire. The wooden fitted kitchen benefits from a good selection of pine base and wall units with space for a large table and chairs. There is also a stove in the kitchen as well which adds character to the room. The shower room is well presented and benefits from a bidet as well as a WC. Upstairs are two immaculately presented bedrooms, both with built in storage. In good decorative order throughout, this wonderful home is just ready to move into.

The property is accessed via a sweeping drive which offers off road parking for several cars. The fully enclosed wraparound garden is mainly laid to lawn with some trees and a wooden shed to the rear.

Viewing is essential to appreciate the tranquil location and standard of accommodation on offer.



# Extra Information

## Services

School Catchment Area is - Melvich Primary, Farr High

## EPC

EPC - D

## 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

- **Two Bedrooms with Built-in Storage**
- **Good Decorative Order**
- **Beautiful Surrounding Countryside**



# Property Photos



# Property Photos



# Property

## Dimensions

### **Kitchen 8.97m x 3.23m**

The kitchen is bright and has a good selection of pine base, wall and full height units with laminate worktops. Between the units have been tiled. There is a stainless-steel sink with a drainer, a freestanding cooker and fridge-freezer with space for a washing machine. A multi fuel stove provides heat and sits on a Caithness Flag hearth. Wooden boards have been laid to the floor. There is a storage heater, two pendant light fittings and also exposed ceiling beams. A window with a Caithness Flag windowsill faces the front elevation

### **Lounge 4.04m x 3.06m**

This beautiful lounge features an open coal fire with a wooden mantle and Caithness Flag hearth. A window faces the front elevation. The floor has been laid with wooden boards and there is also a feature wood paneled wall. The lounge also contains a storage heater, pendant light fitting and double sockets throughout.

### **Bedroom One 3.47m x 2.92m**

This bright room is partially covered with built-in storage cupboards. The walls have been painted and are partially wooden clad. Wooden boards have been laid to the floor, there is a panel heater, double sockets and two dual aspect windows.

### **Stairs & Top Landing 3.29m x 3.20m**

A wooden staircase gives access to the bright first floor landing which has useful wall mounted shelves and built-in storage cupboards. Wooden flooring has been laid to the floor. There are power points and a smoke alarm. Dual aspect windows allow plenty of natural daylight to flood through.

### **Front vestibule 2.79m x 2.13m**

The welcoming vestibule is bright with painted walls and Caithness Flag flooring. There is wall mounted coat hooks and also a pendant light fitting. Pine doors give access to the lounge, kitchen and bathroom.

### **Shower Room 2.32m x 1.76**

This room benefits from a recessed shower, a wall mounted handbasin, a WC and a bidet. A cupboard provides storage. There is a wall mounted mirror, a shaving light and a window to the rear elevation with a Caithness Flag sill. Ceramic tiles have been laid to the floor, there is also a storage heater, a pendant light fitting, extractor fan and a wall mounted heater.

### **Bedroom Two 3.53m x 3.07m**

This well-presented room benefits from built-in storage. Wooden floor boards have been laid to the floor; the walls have been partially painted along with some wooden lining boards fitted. This generous room also benefits from dual aspect windows; there are double sockets fitted throughout.

## 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.