



Selan Borgue, Berridale

Offers Over £130,000

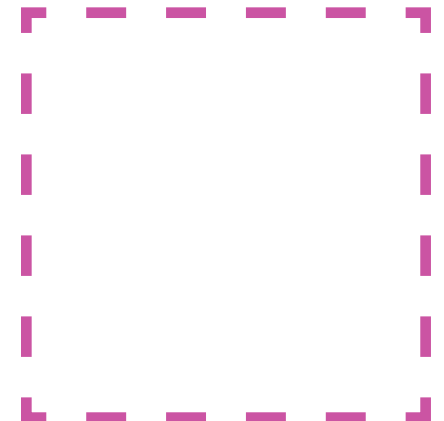


01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this lovely two-bedroom bungalow which is situated facing onto the open sea, it is accessed from a shared driveway off the A9 and sits in an elevated position. This lovely property has a vestibule to the front which leads into a hallway, the lounge has a closed-in multi-fuel burner which has been installed with the use of stone to provide a feature to the corner of the room as well as a tremendous amount of heating, this room also has a large window facing to the front which overlooks the garden and to the open sea beyond. An open archway leads from the lounge into a nice sized kitchen/diner which has a fully fitted kitchen which incorporates a large electric stove, this room has double aspect windows which takes in the country view, a door leads from this room into a conservatory at the rear of the property. There are two double bedrooms both of which have built-in open double wardrobes and there is also a lovely modern shower room. To the front of the property there is a garden which is laid mainly to lawn with trees, flowers and shrubs. There is parking to the front of the property and to the rear there is a small amount of garden ground which also has a patio that leads out from the conservatory. Viewing is recommended to appreciate the location and views from this lovely bungalow.



Extra Information

The council tax band is B

The school catchment area is Dunbeath Primary School and Wick High School.

The heating is oil.

Key Features

- DETACHED BUNGALOW
- FACING TOWARDS THE OPEN SEA
- TWO BEDROOMS
- CONSERVATORY TO REAR
- GARDENS TO FRONT AND REAR
- EPC D



Property Photos



Property

Dimensions

Vestibule 1.13m x 1.22m

There is a partial glazed timber entrance door with glazed panel to the side. There are coat hooks to the wall and the flooring is laid to tiles. There is a glazed door into the hallway.

Hallway

There is a large shelved storage cupboard. The flooring is laid to laminate and there is a radiator to the wall. There is a hatch to the attic space.

Lounge 5.11m x 3.63m

A large picture window faces to the front. There is a closed-in fuel burner to the corner of the room which is fronted with stone and has a tiled hearth making this a beautiful focal feature to the room. There is a radiator to the wall and the flooring is laid to laminate. There is an open archway into the kitchen/diner.

Kitchen/Diner 5.11m x 3.07m

There are fitted base units with fitted worktops and a fitted larder. There is a white one-and-a-half bowl sink with mixer tap. There is a large Belling electric stove and windows face to both the rear and side giving this room plenty of natural daylight. There is a radiator to the wall and the flooring is laid to laminate. A door leads into the conservatory.

Conservatory 4.43m x 2.60m

This room has UPVC doors to either side. There is a radiator to the wall and there are services for a washing machine and tumble drier. The flooring is laid to laminate.

Master Bedroom 4.51m x 2.63m

This large double bedroom has a window facing to the front. There is a radiator to the wall and the flooring is laid to laminate. There is an open storage area.

Shower Room 2.40m x 1.81m

This lovely modern room has a three-piece suite comprising of a large shower which has a Mira electric shower and shower boarding to the walls, W.C. and a handbasin. An opaque window faces to the rear. There is a radiator to the wall and the flooring is laid to laminate.

Bedroom 2 3.32m x 3.09m

This double bedroom has a window facing to the rear. There is a radiator to the wall and the flooring is laid to laminate. There is an open wardrobe fitted with hanging and shelf space.

Property Dimensions

Gardens

There is a shared driveway leading to the front of the property where there is a fenced garden which is laid mainly to lawn with trees, shrubs and flowers. The front of the property looks onto the open sea. There is also an area of garden to the rear which has a patio area.

Property Layout



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, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.