



Breavik, Dunbeath

Offers Over £200,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

With superb coastal views and sitting in an enviable, elevated position, this beautiful detached bungalow offers flexible and comfortable accommodation over one level. This immaculate family home has recently been renovated throughout to a very high standard and boasts a spacious and bright family lounge which enjoys an outlook over the North Sea and towards Dunbeath Castle. It is a bright property internally which benefits from plenty of storage space and is mainly neutral in décor. There is a new fitted kitchen which benefits from grey base units as well as four built in pantry cupboards, with space for a table and chairs. There are also three generous double bedrooms, two of which benefit from built in storage. The stylish shower room benefits from both a WC and wash hand basin which have been built into a grey vanity unit. This wonderful home has excellent storage with further cupboards in the vestibule and inner hall.

Externally the home is surrounded by a dry stone dyke which leads into a gravel driveway. The gardens have been lovingly maintained with areas of lawn, stone chippings and flower borders. A vegetable patch holds rhubarb, potatoes, strawberries, kail, cabbage, radishes, beetroot, carrots, shallots, onions, mixed herbs and cucumbers. The generous garage has both power and light with two integral exterior sheds which are ideal for storing gardening tools. The views externally are superb and second to none with the garden being a sun trap in the summer months and the ideal place to sit and enjoy the tranquil, scenic views.

Dunbeath is a picturesque village on the east coast of Caithness with many amenities, including a primary school, Doctor's surgery, a village shop, and a popular restaurant. Dunbeath is on the popular NC500 route and has excellent bus links north and south. Dunbeath is the birthplace of Neil M Gunn, novelist, and its harbour celebrates his life with a statue of 'Kenn and the Salmon'. Dunbeath also boasts the Dunbeath Strath Walk, which is a 6.5 mile walk popular with locals and tourists alike. Dunbeath is a 20-mile drive from Wick, the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco's, Boots, Superdrug, Argos and B&M as well as banks and a mobile post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

Oil Central Heating
School Catchment Area is Dunbeath Primary School/ Wick High School

EPC

EPC E

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3words: [///skinning.truffles.expired](https://www.what3words.com/skinning.truffles.expired)

Key Features

- **SEA VIEWS**
- **THREE BEDROOMS**
- **GARAGE**
- **NEW KITCHEN**



Property Photos



Property Dimensions

Vestibule 1.88m x 1.91m

This light and bright room has a two-panel glazed door with a side panel. Vinyl has been laid to the floor and there is a useful storage cupboard and a pendent light fitting. A white partially glazed door leads to the inner hall.

Inner Hall 4.92m x 0.97m and 2.38m x 2.56m

The internal hall is spacious with an access hatch to the loft, a smoke alarm and central heating radiator. There are two storage cupboards and two pendent light fittings. White six panel doors give access to the lounge, kitchen, bathroom and three bedrooms.

Lounge 3.79m x 5.89m

This well-presented room has a feature papered wall and grey fitted carpet. There are two pendent light fittings, a smoke alarm and two central heating radiators. This room benefits from power points, double sockets and a window with blinds to the front elevation which enjoys an outlook towards Dunbeath Castle and the North Sea.

Kitchen 4.08m x 4.24m

This beautiful room boasts dual aspect windows and benefits from four storage cupboards. There are grey base units with laminate worktops as well as a stainless-steel sink with a drainer. Space can be found for a washing machine and there is a free-standing cooker with a chrome chimney hood above. This room benefits from a pendent light fitting, vinyl flooring and a central heating radiator. A door gives access to the rear hall.

Rear Hall 1.1m x 1.27m

This area of the home has been wall papered. There is a pendent light fitting and grey vinyl flooring. A partially glazed UPVC door leads outside.

Bedroom One 4.24m x 2.86m

This tastefully decorated room has wall papered walls and grey fitted carpet. There is a central heating radiator, a pendent light fitting and double sockets. It is a spacious double bedroom which has a window with curtains to the front elevation.

Bedroom Two 2.72m x 4.11m

This generous room is located to the rear of this wonderful home. There are two built in cupboards, a central heating radiator as well as a fitted carpet. This room benefits from a pendent light fitting and a window which has been dressed with blinds.

Bathroom 2.73m x 1.75m

This beautiful room has a WC and basin which has been fitted into a grey high glass vanity unit. There is a double shower cubicle with a Mira sport unit. Wet wall has been partially fitted to the walls. This room benefits from a central heating radiator, grey vinyl flooring and ceiling downlighters. There is also an extractor and chrome toiletry accessories. An opaque window can be found to the side elevation.

Property

Dimensions

Bedroom Three 2.38m x 4.45m

This immaculately presented room has wall papered walls and a beige fitted carpet. There is a window with blinds to the front elevation, a central heating radiator and a pendent light fitting. Ample storage can be found within the two built in cupboards which both have hanging and storage space.

Garden

The garden is well maintained with off road parking and a gravel driveway. A path gives access to the side and rear garden where there is an area of lawn. There are flower borders and a vegetable patch with rhubarb, potatoes, strawberries, kail, cabbage, radishes, beetroot, carrots, shallots, onions, shallots, mixed herbs and cucumbers.

Garage 5.65m x 3m

The garage is generous in size with fluorescent lighting, power and a window. Double doors give access from the drive into the garage and a hardwood door gives access to the rear garden. Adjoining the garage are two useful storage cupboards which are ideal for tools, lawnmowers etc. The property also benefits from oil central heating, a drystone dyke wall and fabulous views towards Dunbeath Castle.

WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Property Layout

GROUND FLOOR



2 BED DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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