



# STEVEN TERRACE, STRATHY

Offers Over £95,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful semi-detached bungalow overlooking Strathy Bay which has recently been upgraded to a high standard.

This lovely home has a bright lounge with a large picture window and an open coal fire. The new fitted kitchen is well presented with a good selection of white base and wall units with laminate worktops with plenty of space for appliances.

There are two generously proportioned bedrooms as well as a neutrally decorated bathroom. This lovely home benefits from solid fuel central heating and is situated in an elevated position.

Located a five-mile drive from the village of Melvich, this lovely home is also within easy reach as well to Bettyhill. Melvich has a beautiful sandy beach as well as a convenience store, hotel and post office. Secondary education can be obtained in Bettyhill where there is a swimming pool, hotel and café. The most Northerly town in the county of Caithness, Thurso is a thirty-minute car journey away. There are many amenities within the town including supermarkets, hotels, convenience stores, banks as well as coach and rail travel. The John O Groats Airport and Caithness General Hospital are in Wick which is approximately one hour away.



# Extra Information

## Services

School Catchment Area is Melvich Primary School/Farr High School

## 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

What3Words: ///goodbyes.drain.birthing

## Key Features

- **SEMI-DETACHED BUNGALOW**
- **RENOVATED TO A HIGH STANDARD**
- **VIEWS OVER STRATHY BAY**
- **TWO BEDROOMS**
- **SOLID FUEL CENTRAL HEATING**



# Property Photos



# Property Photos



# Property

## Dimensions

### Hallway 5.42m x 1.83m

Accessed via a UPVC door with glazed side panel, this area of the home is bright and benefits from two deep storage cupboards. There is an access hatch to the loft void, a smoke alarm and a pendant light fitting. It benefits from a central heating radiator and double sockets. A small cupboard houses the electric consumer unit. White four panel doors lead to the lounge, kitchen, two bedrooms and bathroom.

### Kitchen 5.32m x 3.53m

The beautiful kitchen has new white base and wall units with oak laminate work-tops. There is a grey sink with a drainer, a dishwasher with space for a cooker and washing machine. This room benefits from a linen cupboard, two pendant light fittings and a smoke alarm. A window faces the rear elevation and a door leads to the rear hall.

### Bedroom One 3.89m x 3.51m

This well presented room has built in wardrobes with hanging and shelf space. There is a central heating radiator, a pendant light fitting and a window to the rear elevation.

### Bedroom Two 4.00m x 3.90m

This neutrally decorated room is bright with a wardrobe with hanging and shelf space. The walls are painted magnolia, there is a central heating radiator, double sockets and a pendant light fitting. A window faces the front elevation.

### Lounge 5.35m x 4.00m

The superb lounge has a large picture window to the front elevation with sea and country views. There is an attractive open coal fire with a tiled fireplace and surround which makes a focal point within the room. The lounge benefits from an aerial point, double sockets, a smoke alarm and a pendant light fitting. It is a bright and welcoming reception room.

### Rear Hall 0.9m x 1.03m

This area of the home has magnolia painted walls and a pendant light fitting. A half-glazed hardwood door leads outside.

### Bathroom 1.79m x 3.10m

This L-shaped room is well presented with a bath with a shower and wet wall above. There is a pedestal sink, a WC and a flush light fitting. An opaque window faces the rear elevation.

### Garden

The front lawn is mainly laid to lawn. The rear garden is also laid to lawn with a dry stone dyke wall and flower borders.

## THURSO

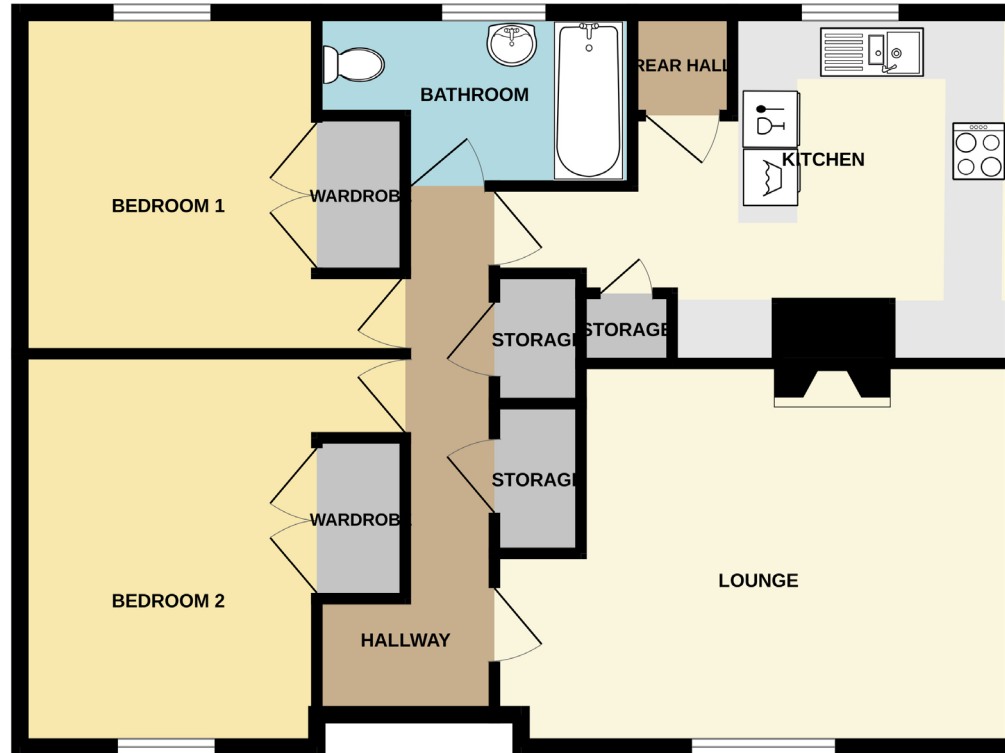
### Property Location

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.



# Property Layout

## GROUND FLOOR



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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## 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.