



Achigremach Cottage, Westfield

Offers Over £175,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

2 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive stone-built cottage situated on the banks of the River Forss. Located on a picturesque setting this property benefits from partial flagstone flooring and a sunroom with stunning views over the Forss River. The lounge is bright with a cosy multifuel stove and patio doors which lead out to the rear garden. The kitchen is well presented with the electric stove being a focal point within this room, located off the kitchen is the sunroom. There are also two bedrooms, one of which benefits from a wash hand basin and an ensuite WC, the other benefitting from a full bathroom suite.

Externally the garden is mainly laid to lawn and extends to approximately one third of an acre with a small decking area to the front of the property. There is also a wood shed and a drying green. The views from this property are stunning and need to be seen to be appreciated.

Westfield is approximately 4 miles from Thurso where there is plenty to see and do. 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.



Extra Information

Services

School Catchment Area is Reay Primary School or Pennyland Primary School/Thurso High School

EPC

EPC C

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3words: [///economies.hothuse.splendid](https://www.what3words.com/economies.hothuse.splendid)

Key Features

- ATTRACTIVE STONE BUILT COTTAGE
- SITUATED ON THE BANKS OF THE RIVER FORSS
- SUN ROOM
- TWO BEDROOMS
- APPROXIMATELY ONE THIRD OF AN ACRE



Property Photos



Property Photos



Property Dimensions

Front Porch 2.34m x 1.79m

This superb room adds character to the home and boasts views over the River Forss. There is Caithness flagstone flooring and a water tap. A door leads into the inner hall.

Lounge 5.56m x 4.04m

This superb room boasts a Caithness flagstone surround and Caithness flagstone hearth with a multifuel stove. There are LTV floor tiles, two windows to the front elevation as well as double glazed doors which leads to the generous rear garden. This beautiful room benefits from a smoke alarm, two pendant light fittings and an access hatch to the loft void. There is also a central heating radiator.

Sunroom 2.57m x 2.62m

Located on the banks of the River Forss, this superb room has a stone exposed wall and oak laminate flooring. There is a wall light with doors to each side leading to the rear garden and decking area of the front lawn.

Bedroom Two 3.12m x 2.35m

This well-presented room benefits from Caithness flagstone flooring as well as a built-in wardrobe. There is an access hatch to the loft void, a central heating radiator, a pendant light fitting and a smoke alarm. A door gives access to the ensuite bathroom and a window faces the rear elevation.

Inner Hall 0.77m x 1.20m and 1.08m x 3.17m

The inner hall has magnolia painted walls and Caithness flagstone flooring. There is a pendant light fitting and a central heating radiator. Doors lead to the lounge and bedroom one. An opening gives access to the kitchen.

Kitchen 2.84m x 4.30m

This well-presented room has white base and wall units with black laminate work-tops. There is a ceramic hob and single oven with space for a washing machine and under counter fridge. There is also a stainless-steel sink with drainer and a window faces the front elevation. A focal point within the room is the beautiful electric stove which is located on the Caithness flagstone hearth. A door leads to the sun-room.

Bedroom one 3.03m x 4.06m

This beautiful room has a magnolia painted walls and LTV flooring. There is a double radiator, a basin which has been built into a vanity unit as well as a pendant light fitting. This is a bright room which benefits from dual aspect windows. A door gives access to the ensuite WC.

En suite 1.72m x 1.99m

This neutrally decorated bathroom boasts a bath with a shower above. The basin has been built into the vanity unit and there is also a WC and pendant light fitting. Caithness flagstone has been laid to the floor. There is a wall mounted cupboard and chrome toiletry accessories.

Property Dimensions

Garden

Externally, the ground extends to approximately one third of an acre with a gravel drive, a wood store and an area of lawn. There are Caithness flagstone boundaries as well as stock proof fencing. Mainly laid to lawn, there is a decking seating area as well as a drying green. To the front of the property is a stone flower border.

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.