



CRAGGIS COTTAGE, REAY

Offers Over £220,000



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3 BED | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming storey and a half stone-built house in a quiet rural location. Internally this wonderful home benefits from a beautiful family lounge which has a Caithness flagstone hearth and a cosy multi fuel stove. The fitted kitchen has a country feel with cream base and wall units with a pantry cupboard. Located off the kitchen is the well-presented dining room and a superb sunroom which lets plenty of natural daylight flood through. A neutrally decorated bedroom and shower room complete the downstairs accommodation. Upstairs are two spacious and bright double bedrooms as well as a stylish bathroom. The storage within the home is excellent and there is also an integral garage, which leads to a greenhouse. The property is accessed via a gravel driveway and has oil central heating. There are two wooden sheds, a patio seating area with the lawns having being sectioned off in to different areas. Although mainly laid to lawn, there are mature trees, hedging and vegetable borders. This home also benefits from an enclosed plot which is ideal for building on subject to planning consent or to extend the existing garden. There are also panoramic views of the countryside from almost every window.

This wonderful home is on a bus route and within walking distance of Reay Primary School. There is a nursery in Reay as well as a golf club. Further facilities such as supermarkets, a swimming pool, gym, bowling green, and a doctor's surgery are all a short car journey away in Thurso. Secondary education can also be obtained at Thurso High School, whilst further education can be gained at the University of the Highlands and Islands which is also within the town. Wick, which is the second largest town in Caithness is a thirty-minute car journey away. Located in Wick is the John O' Groats Airport, which offers flights within the UK, and also the Caithness General Hospital.



Extra Information

Services

School Catchment Area is Reay Primary School/Thurso High School

EPC

EPC E

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///lipstick.expansion.solder

Key Features

- WELL PRESENTED
- SUN ROOM
- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- SEPERATE DINING ROOM
- INTEGRAL ACCESS GARAGE
- PANORAMIC VIEWS
- GARDENS INCLUDING PADDOCK



Property Photos



Property Photos



Property

Dimensions

Vestibule 2.03m x 1.34m

Accessed via a hardwood door with glazed panel, the vestibule is well presented with Caithness flagstone flooring and a pendant light fitting. A door leads to the integral garage and a fifteen-pane door gives access to the inner hall.

Lounge 5.73m x 5.72m

This superb room has dual aspect views with a bay window to the left and two full height windows which lets plenty of natural daylight flood through. There is a beautiful solid wood fireplace with a brick surround, Caithness flagstone hearth and multi fuel stove. This room benefits from a recessed alcove, wall lights and a flush ceiling light. There are ample power points. This is a bright and welcoming reception room.

Shower Room 3.21m x 2.20m

This room benefits from a double shower enclosure. The basin has been built into a vanity unit. There is a white WC, a built-in cupboard and vinyl flooring. It benefits from a wall mounted central heating radiator, a modern light fitting and an opaque window to the side elevation.

Sun Room 2.53m x 2.08m

The sun room is bright with dual aspect windows. Oak laminate has been laid to the floor, there are power points and a pendant light fitting.

Inner Hall 3.15m x 8.99m (L&W)

The inner hall is of good proportions with white painted walls and oak vinyl flooring. There is a glazed panel to the front elevation, with a further one to the side. The hallway benefits from excellent storage space with three generous storage cupboards, wall lights and two pendant light fittings. There is a feature arch and a central heating radiator. White painted doors lead to the lounge, kitchen, downstairs bedroom and bathroom.

Bedroom One 2.98m x 4.56m

This bright room is of good proportions. There is a built-in wardrobe with hanging and shelf space, a beige fitted carpet and a pendant light fitting. It benefits from a central heating radiator and a window with a roller blind to the rear elevation.

Dining Room 3.87m x 3.17m

This room has a large picture window to the rear elevation as well as a central heating radiator. Oak laminate has been laid to the floor. There is a pendant light fitting. Sliding doors give access to the sun room and a glazed door leads to the kitchen.

Kitchen 3.48m x 3.60m

This room is bright with cream base and wall units with laminate worktops. There is a stainless-steel sink with a drainer with space for an under-counter fridge, washing machine and freezer. It benefits from a free-standing cooker, a generous pantry cupboard as well as vinyl flooring. There is florescent lighting and a large window with scenic views to the side elevation with a roller blind.

Property Dimensions

Stairs & Landing

A carpeted stairwell leads to the first floor. There is a wall light and a velux window to the mid landing, followed by a straight flight stairwell to the first floor. This area of the home benefits from two sets of sliding cupboards, as well as an access hatch to the loft void. There are two pendant light fittings, a smoke alarm and a heat detector. White painted doors give access to the two double bedrooms and the stylish bathroom.

Bathroom 2.29m x 1.79m

This beautiful room has been wallpapered and benefits from a white bath, WC and pedestal basin. There is a central heating radiator, a pendant light fitting and wall mounted mirror. A velux window lets plenty of natural daylight flood through.

Garage 3.87m x 6.14m

The garage has power and light with an up and over door. There are dual aspect windows and a hardwood door gives access to the greenhouse.

Garden

The property benefits from a mix of wooden fencing as well as a dry-stone dyke. There is a gravel drive with a turning point and two wooden sheds. To the rear of the house the property benefits from a gravel path as well as hedging and mature trees. To the front of the property, the gardens have been sectioned off with areas of lawn, mature trees with some flower borders. There is also a separate paddock which extends to $\frac{1}{4}$ of an acre which would make an ideal housing plot subject to planning.

Bedroom Two 3.39m x 3.05m

This spacious room is neutral in décor. The walls have been painted soft white and a beige carpet has been laid to the floor. There is a central heating radiator, a pendant light fitting and three cupboards provide storage. A window with roller blind can be found to the side elevation.

Bedroom Three 2.78m x 3.86m

This double room benefits from two sets of built in wardrobes with hanging and shelf space. There is a flush light fitting, an aerial point as well as a fitted carpet. Partially coombed, this bedroom also benefits from a window to the side elevation, double sockets and attic storage.

Greenhouse 3.76m x 1.51m

The integral greenhouse can be accessed through the garage and the rear garden. It is single glazed with shelving and power.

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.



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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.