



GALDONAGH, BETTYHILL

Offers Over £370,000



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4 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning executive villa which is situated in a prominent position with panoramic views over the River Naver, the sandy beach and Bird Island. This wonderful home has been finished throughout to the highest of standards and has been designed with family living in mind with scenic views from every aspect. Internally the immaculately presented accommodation comprises of a spacious welcoming hall-way which gives access to the superb lounge. The lounge has an attractive arched fire place which makes a pleasing focal point as well as patio doors which have been positioned within the room to make the most of the breath-taking views. Double doors lead in to the neutrally decorated dining room which also benefits from walnut flooring. A further door gives access to the beautiful kitchen/family room. This room is the heart of the home and features an Aga cooker, as well as benefitting from an excellent selection of base, wall and full height units. There is also space for a sofa. Located off the kitchen is the spacious utility room which is well presented and benefits from plenty of cupboard space. A door from the utility leads into the double integral garage and a tastefully decorated W.C completes the downstairs accommodation.

Upstairs are three generous storage cupboards as well as four double bedrooms, all of which benefit from built in wardrobes with hanging and shelf space. The master bedroom also has a beautiful en suite which features a wonderful corner bath as well as a generous double shower. Along the hallway, the family bathroom is also of good proportions and benefits from a recessed shower with the basin built in to a vanity unit as well as a white corner bath.

There is plenty of natural daylight throughout this stunning home and it is simply immaculate. Outside, the property is accessed via a sweeping gravel drive with a seating area to the front and side which looks over Bird Island and the River Naver. There is also oil central heating.

This property is located in the small village of Bettyhill which is on the main NC500 route. This beautiful and scenic village has a hotel, as well as a post office, a convenience store and a cafe. It is within a thirty mile car journey to Thurso where further facilities such as supermarkets, a cinema and gym can be found and also offers a good selection of amenities. Thurso is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is an airport and hospital in Wick which is a further twenty miles from Thurso.



Extra Information

Services

School Catchment Area is Farr Primary School/Farr High School

EPC

EPC C

Council Tax

Band G

Tenure

Freehold

Viewing

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

Extras

What3Words: [///hurray.bookcases.comply](https://www.what3words.com/hurray.bookcases.comply)

Key Features

- IMMACULATELY PRESENTED
- FOUR DOUBLE BEDROOMS
- BREATH-TAKING VIEWS
- INTEGRAL GARAGE
- OIL CENTRAL HEATING



Property Photos



Property Photos



Property Dimensions

Vestibule 2.31m x 2.02m

Accessed through a UPVC door with glazed panels. The vestibule is bright with two windows with roller blinds. A carpet has been laid to the floor, there is a central heating radiator and flush light fitting. A fifteen pane glazed door with side panels to either side gives access to the open inner hall.

Lounge 4.92m x 7.21m

This beautiful room is exceptionally bright. There are dual aspect windows with curtains as well as patio doors which all offer panoramic views over Bird Island and the River Naver. Laminate has been laid to the floor, there is coving and a central heating radiator. A focal point within the room is the attractive electric fireplace which is situated on a Caithness flagstone hearth. There is an aerial point, a phone point and ceiling downlighters. It also benefits from two chrome and glass light fittings and a smoke alarm. Double glazed doors give access to the dining room.

Kitchen/Family Room 3.66m x 7.20m

This stylish room is spacious and bright, with white base and wall units and black laminate worktops. There is a Franke stainless steel sink as well as a Neff integral dishwasher, freezer and microwave. This room features a stunning red Aga cooker which has two hot plates, a warming plate and four ovens with an extractor hood above. Space can be found for a fridge freezer as well as a sofa. There are ceiling downlighters, two central heating radiators and double sockets. Laminate flooring has been laid to the floor. There are also dual aspect windows with roller blinds. A door leads to the utility.

Utility 2.08m x 3.95m

This immaculately presented room is of good proportions. There is a wall mounted unit with drawer storage as well as base units. There is a black sink with a drainer, laminate worktops with space for a washing machine and tumble dryer. Laminate flooring has been laid to the floor. A window and half glazed UPVC door face the side elevation. There is a central heating radiator and a flush light fitting. A door gives access to the garage.

Inner Hall 4.18m x 3.49m

The inner hall is spacious and benefits from a deep under stairs storage cupboard. There is a central heating radiator, fitted carpet as well as ceiling downlighters. This area of the home benefits from a smoke alarm and double sockets. Stairs lead to the first floor. Doors lead to the lounge, the WC and the bright kitchen/family room.

Dining Room 4.18m x 3.68m

The views from this room are to die for. The dining room looks directly over the sandy beach as well as the Naver Rock. This immaculately presented room is of good proportions and benefits from walnut laminate flooring. Neutral and decor, there is also coving and ceiling downlighters as well as double sockets. A fifteen pane pine door gives access to the stylish kitchen.

WC 2.06m x 1.35m

This room has been tiled from floor to ceiling and benefits from white WC. The basin has been built into a white vanity unit. There is a central heating radiator, an extractor fan and contemporary light fitting.

Stairwell & First Floor Landing

A carpeted stairwell leads to the u-shaped first floor landing where there is a window to the front elevation and three generous storage cupboards. This area of the home is bright with a central heating radiator, a smoke alarm and ceiling downlighters. Doors lead to the stylish bathroom and four bedrooms.

Property Dimensions

Master Bedroom 7.79m x 5.41m (L&W)

This generous room boasts triple aspect windows with magnificent views as well as a wool fitted carpet. There is a feature arch, with this neutrally decorated room also benefiting from two sets of built-in wardrobes. A contemporary light fitting makes a focal point within this splendid room, which also benefits from three central heating radiators. The bedroom also benefits from a smoke alarm, aerial point, a ceiling downlighter and double sockets. A door leads to the beautiful ensuite bathroom.

Bedroom Two 3.52m x 4.32m

Located to the front of this executive home, this double bedroom benefit from sliding wardrobes with hanging and shelf space. A carpet has been laid to the floor, there is a pendant light fitting and double sockets as well as a central heating radiator. A window with a roller blind faces the front elevation.

Bedroom Three 3.72m x 4.61m

With outstanding views, this bedroom also has painted walls and a fitted carpet. There are mirrored fitted wardrobes with hanging and shelf space, a drop-down light fitting as well as a central heating radiator and double sockets. There is a smoke alarm and a window with a roller blind to the rear elevation.

Garage 5.55m x 5.33m

The garage has an electric door and houses the central heating boiler, as well as the electric consumer unit. There is a flush light fitting and a window to the side elevation.

Master Bedroom En-suite 2.98m x 2.95m

This bright room boasts a double shower enclosure with a power shower as well as a wonderful corner bath. There is a white WC and the basin has been built into a maple vanity unit. Ceramic tiles have been laid to the floor, there are ceiling downlighters and an extractor fan. An opaque window lets plenty of natural daylight flood through. There is also a central heating radiator.

Bathroom 2.52m x 4.17m

This exceptional room features a corner bath as well as a close coupled WC. The rectangular basin has been built into a white vanity unit. There is a recessed shower, floor to ceiling tiles and opaque window faces the rear elevation. This room benefits from a sensor light, ceiling downlighters and an extractor fan. There are also chrome toiletry accessories and the central heating radiator.

Bedroom Four 3.60m x 4.34m

This room is of good proportions and benefit from white built in wardrobes with hanging and shelf space. The room as a neutral in decor and painted Magnolia. A carpet has been laid to the floor. There is a central heating radiator, double sockets and a chrome wave light. It benefits from a smoke alarm as well as a window to the rear elevation.

Garden

The property is situated in a prominent elevated position and has been designed to maximise the views. There is a sweeping gravel driveway with a low maintenance seating area to the front and side which looks over Bird Island and the River Naver. There are mature trees, pampas grass, hedging and a raised garden to the rear with some flower borders. The garden extends to 30m x 40m in size. This wonderful home also benefits from oil central heating and double glazing.

THURSO

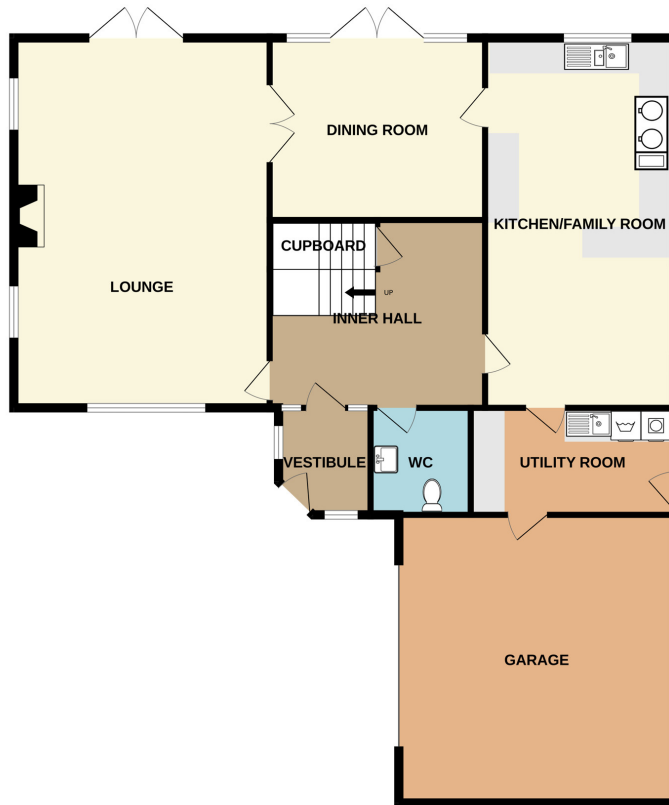
Property Location

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



1ST 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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