



The Smithy, Dunbeath

Offers Over £120,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming, traditionally stone built cottage situated in the village of Dunbeath. The Smithy comprises of three lovely double bedrooms, a spacious lounge with an attractive wood panelled feature wall and a bright kitchen with a feature arch leading into the dining room.

There is a beautiful garden with a wooden shed and patio seating area, the garden enjoys an outlook onto the surrounding woodland and benefits from full-sun in the summer months making this a lovely place to enjoy in the warmer seasons.

Dunbeath is situated just a short drive from Wick, 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 doctor's surgery.



Extra Information

Services

School Catchment Area is - Dunbeath Primary, 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: [///topples.shed.lectured](https://www.what3words.com/#!/topples.shed.lectured)

Key Features

- **Three Bedrooms**
- **Dining Room**
- **Garden with views**
- **Off-Road Parking**



Property Photos



Property Photos



Property Dimensions

Inner Hall 1.11m x 5.32m and 2.00m x 1.01m

Accessed via a hardwood door with a side panel, the innerhall has magnolia-painted walls and beech laminate flooring. There is a window to the rear elevation, three pendant light fittings, and two central heating radiators as well as two linen cupboards. Doors lead to the lounge, bedroom, and bathroom. Stairs give access to the first floor.

Kitchen 2.55m x 2.66m

The bright kitchen has pine base and wall units with laminate worktops. There is a ceramic hob, a single oven, and an under counter fridge. There is a stainless-steel sink with a drainer, a triple light fitting, and vinyl flooring. An arch gives access to the dining room and a partially glazed hardwood door leads outside.

Bedroom One 3.17m x 2.87m

This neutrally decorated room is bright and has a fitted carpet. There is coving, a central heating radiator, and a pendant light fitting. There are also double sockets and a window with curtains and blinds to the front elevation.

First Floor Landing 0.78m x 1.01m

A carpeted stairwell leads up to the first floor landing where there is a ceiling down-lighter. Doors lead to the two bedrooms.

Lounge 3.8m x 3.58m

This bright room has an attractive pine fireplace with a surround and an electric coal fire. There is a central heating radiator, a triple light fitting and a carpet has been laid to the floor. It also benefits from a recessed shelved area, a phone point, and has a window with curtains to the front elevation.

Dining 2.79m x 2.43m

The dining room has a feature arch which gives access to the kitchen and a central heating radiator. There is wooden paneling to half height and beech laminate flooring. There is a chrome triple light fitting and a fifteen-panel glazed door leads to into the lounge.

Bathroom 2.55m x 1.97m

The bathroom is well presented and has wooden paneling to half height. There is a bath with a glass screen and a Tritan shower above. It benefits from a pedestal sink, and a WC. Walnut laminate has been laid to the floor, there is a central heating radiator, coving and a flush glass light fitting. An opaque window can be found to the rear elevation.

Bedroom Two 2.59m x 2.8m

This bright room has magnolia painted walls and beech laminate flooring. There is a central heating radiator, a pendant light fitting, and double sockets. A hatch gives access to the roof void. There is also a window with curtains to the front elevation.

Property

Dimensions

Bedroom Three 4.42m x 4.04m

This well presented room had been wallpapered and benefits from a fitted carpet. There are double sockets, a central heating radiator, and a built-in cupboard. It is a spacious room that also has a window with curtains and is neutral in decor.

Gardens

This garden is mainly laid to lawn to the rear with a wooden shed and a patio. It enjoys an outlook onto the woodland and is a summertrap in the summer months.

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 doctor's 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.



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

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- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
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- 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.