



# Heatherlea, Brough

**Offers Over £175,000**



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this charming and well-presented country bungalow set within generous grounds extending to approximately three-quarters of an acre, enjoying open countryside views.

The accommodation is accessed via a welcoming vestibule which leads into the hallway. The bright and spacious lounge enjoys a window to the front elevation, allowing natural light to flood the room and creating a comfortable space for relaxation. The kitchen is fitted with light grey wall and base units, complemented by a laminate worktop, tiled splashbacks, an electric hob with cooker hood, and an integral double oven, offering a practical and well-appointed cooking space.

There are two well-presented bedrooms, both benefiting from storage cupboards. The principal bedroom is positioned to the rear and features a built-in mirrored wardrobe, while the second bedroom enjoys lovely countryside views to the front. The stylish bathroom is fitted with a WC, modern wash hand basin with storage below, and a large shower cubicle with an electric MIRA shower.

The property benefits from an integral garage with dual aspect windows, power, lighting, and space for laundry appliances. Externally, the expansive garden grounds wrap around the home, featuring a pond with rock surround, mature trees, a workshop, firepit area, and ample parking to the rear—ideal for outdoor enjoyment and practical living.

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.



# Extra Information

## Services

School Catchment Area is - Crossroads Primary School /  
Thurso High School

## EPC

EPC - F

## Council Tax

Band - B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words:///nibbled.stiffly.golden

## Key Features

- **Two Double Bedrooms**
- **Garage**
- **3/4 Acre Garden Grounds**
- **Countryside Views**





# Property Photos



# Property Photos



# Property Dimensions

## **Vestibule 1.80m x 1.0m**

Accessed via a UPVC door with two opaque glazed panels, the floor is laid to wood effect vinyl and the walls have been papered and above a spotlight can be found. The vestibule also benefits from a storage cupboard which has shelving and storage below. A fifteen-pane door gives access to the hallway.

## **Lounge 4.30m x 3.70m**

The stunning lounge benefits from a window to the front elevation which allows natural light to flood in. The walls have been painted with one papered feature wall. The floor has been laid to carpet and above a three-light fitting can be found along with decorative coving. This room also benefits from ample power points and an electric storage heater.

## **Master bedroom 3.60m x 3.30m**

This is a bright room with a window to the rear elevation. The walls have been painted light grey with a featured papered wall. Above there is a three-light fitting and decorative coving. Ample power points can be found throughout and there is an electric storage heater. This bedroom also benefits from a built-in wardrobe with mirrored sliding doors which has both hanging and shelf space.

## **Bedroom Two 2.80m x 2.60m**

This well-presented bedroom has a window to the front elevation that takes in stunning views of the countryside. There is a dark grey carpet laid to the floor and the walls are papered. To the ceiling there is a pendant light fitting and there is also decorative coving. This room also benefits from a storage cupboard which provides both hanging and shelf space.

## **Hallway 1.80m x 1.00m**

The hallway benefits from wood effect vinyl flooring and papered walls. There is a spotlight and a smoke alarm and doors lead to the lounge, bathroom and both bedrooms. The hatch for the attic can also be located within the hallway.

## **Kitchen 3.80m x 2.80m**

The kitchen benefits from light grey wall and base units with laminate worktop and tiled splashbacks. There is a stainless-steel sink with drainer, a built-in electric hob with cooker hood above and also an integral double oven. The walls have been papered and the floor is laid to wood effect vinyl. Above, there are ceiling spotlights and coving. There is a window to the rear elevation.

## **Bathroom 2.70m x 1.50m**

This lovely bathroom benefits from a WC, large shower cubicle with an electric MIRA shower and a large, modern handbasin which has been built into a wooden unit with storage below and a fitted mirror above. The floor has been laid to vinyl; the walls have been papered and above there is a three-light fitting and an extractor fan. An opaque window can be found to the rear elevation, a door gives access to the airing cupboard which benefits from both hanging and shelf space. There is also an electric storage heater.

## **Garage 6.50m x 4.10m**

The garage benefits from a concrete floor, fluorescent lighting and dual aspect windows. Space for a washing machine can be found and there is a sliding door to the rear for vehicle access.



# Property Dimensions

## Garden

The garden extends to  $\frac{3}{4}$  acre, to the front there is a pond with a rock surround and mature trees can also be found. The garden wraps around the house, to the rear there is space for parking, a workshop and a firepit.

## THURSO

### Property Location

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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.
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- 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.
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- 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.