



# Granny's Cottage,- Dunbeath

Offers Over £105,000



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2 BEDS | 1 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to present this attractive one and a half storey mid-terrace house, offering well-proportioned accommodation over two levels with enclosed garden grounds and off-street parking.

The property is accessed through double wooden doors into a welcoming front hall. The bright and cosy lounge features a charming stone accent wall and electric fire, creating a comfortable living space, with a window to the front elevation allowing in plenty of natural light. A rear hall provides access to the garden. The generously sized kitchen enjoys dual aspect windows and is fitted with a range of base, wall and full-height units with complementary worktops, along with ample space for everyday dining.

Upstairs, the landing leads to two well-proportioned double bedrooms, both front facing and neutrally decorated. The spacious shower room is fitted with a recessed shower, WC and pedestal basin, and also houses the hot water tank, offering practical storage.

Externally, the rear garden features a pathway bordered by a traditional drystone dyke, with an outbuilding providing additional storage. To the front, the sloping garden incorporates a patio area and is surrounded by mature trees, hedging and colourful planting. Off-street parking is conveniently located to the front of the property.

Dunbeath is around a 15 minute drive from the Royal Burgh of Wick which 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.



# Extra Information

## Services

School Catchment Area is - Dunbeath Primary, Wick 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: [///spouted.spooked.applause](https://www.what3words.com/?w3w=///spouted.spooked.applause)

# Key Features

- Terraced Period Property
- Traditionally Built
- Two Bedrooms
- Front & Rear Gardens



# Property Photos



# Property Photos



# Property

## Dimensions

### Front Hall 1.63m x 2.45m

Accessed through double wooden doors, the walls have been partially wooden clad and painted magnolia. Carpet has been laid to the floor along with vinyl.

### Rear Hall 1.61m x 1.09m

The hallway has magnolia painted walls and oak vinyl flooring. There is a pendant light fitting and a hardwood door gives access to the rear garden.

### Top Landing 1.42m x 2.63m

A carpeted stairwell gives access to the first-floor landing where there is a window to the front elevation and a smoke alarm. Doors lead to two bedrooms and the bathroom.

### Bedroom Two 2.67m x 4.10m

This front facing double room is neutral in décor. The walls have been painted and a carpet has been laid to the floor. There is a central heating radiator, a pendant light fitting and double sockets. The window has been dressed with curtains and voiles.

### Lounge 4.07m x 3.59m

This cosy room is light and bright with a feature stone wall. There is an electric fire, a pendant light fitting as well as wall lights and a smoke alarm. A carpet has been laid to the floor and there is a central heating radiator. There are ample power points throughout this room. A window, with curtains, faces the front elevation and a hardwood door gives access to the rear hall.

### Kitchen 3.66m x 4.04m

This bright room is of good proportions. There are dual aspect window and a selection of base, wall and full height units with laminate worktops. There is a stainless-steel sink with drainer, a freestanding cooker as well as a shelved recessed alcove. The kitchen benefits from a central heating radiator, flush light fitting and a smoke alarm. Vinyl flooring has been laid to the floor.

### Bedroom One 3.65m x 4.12m

This generous room is of good proportions, neutrally painted with a carpet laid to the floor, this room benefits from a pendant light fitting, a central heating radiator and double sockets. A window, fitted with curtains faces the front elevation.

### Shower Room 2.61m x 3.48m

This spacious room benefits from a recessed shower. There is a white WC and pedestal basin. Vinyl has been laid to the floor, there are two pendant light fittings, a wall mounted heater and a shaving point. A hatch gives access to the loft void and an opaque window faces to the rear elevation. The shower room houses the hot water tank.

# Property Dimensions

## Rear Garden

The back of the house has a path and a drystone dyke. An outbuilding provides further storage.

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## Front Garden

The front garden is sloped with a patio and is surrounded by hedging, mature trees and flowers. Parking van be found to the front of this lovely home.

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## 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 Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



# Property **Layout**

## 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.