



Fairview, Bettyhill

Offers Over £130,000



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4 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present this beautifully presented detached four-bedroom home offering spacious and flexible accommodation over two levels, with enclosed garden grounds and attractive views towards the River Naver.

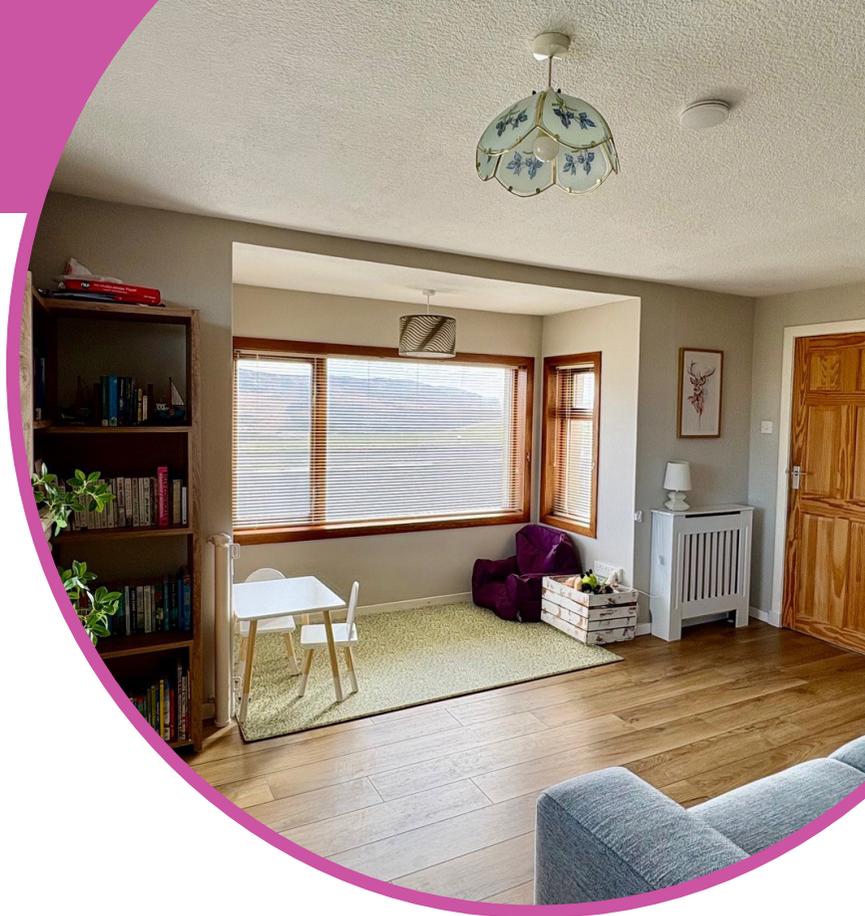
The property is entered via a bright inner hall which provides access to a tastefully decorated lounge featuring triple aspect windows and an open plan connection to the stylish kitchen. The well-appointed kitchen is fitted with modern white gloss units, complementary worktops and integrated appliances, with a separate utility room offering further storage and direct garden access. Two well-proportioned bedrooms and a generous shower room complete the ground floor accommodation.

Upstairs, the landing leads to two additional bedrooms, both enjoying pleasant outlooks, with the front-facing room benefiting from views over the River Naver.

Externally, the property is approached via a tarmac driveway leading to a single garage. The fully enclosed gardens to the front and rear are mainly laid to lawn with mature planting and a useful outside tap, while the oil tank is discreetly positioned within the rear garden.

This attractive home offers comfortable family living in a peaceful setting and would appeal to a wide range of purchasers seeking space, style and scenic surroundings.

Bethhill is approximately a 30-40 minute drive from 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.



Extra Information

Services

School Catchment Area is - Farr Primary, Farr High School

EPC

EPC - E

Council Tax

Band - B

Tenure

Freehold

Viewing

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

Extras

What3Words: ///processor.overt.leans

Key Features

- **Four Bedrooms**
- **Garage**
- **Front & Rear Gardens**
- **Outlook Over Naver River**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Inner hall 4.77m x 1.37m

Accessed via a hardwood door, the hallway is bright with magnolia painted walls and oak LTV flooring. There is a central heating radiator, a pendant light fitting and a smoke alarm. A window faces the rear elevation and doors give access to the lounge, kitchen and bathroom. Stairs lead to the first floor.

Kitchen 3.11m x 2.74m

This beautiful room has white gloss base and wall units with oak laminate work tops. There is a stainless-steel sink with drainer as well as an induction hob and single oven. There is an integral dishwasher, a fridge and also a breakfast bar. Oak LTV is laid to the floor, there is florescent lighting and a window faces the side elevation. A door gives access to the utility room.

Bedroom One 3.55m x 3.09m

This bright downstairs bedroom has white painted walls as well as a central heating radiator. Oak laminate has been laid to the floor; there is a pendant light fitting and double sockets. A window with a roller blind faces the front elevation and enjoys an outlook over the River Naver.

Shower Room 1.95m x 2.52m

The generous shower room benefits from a deep walk-in shower as well as a WC. The basin has been built in to a vanity unit and there is also an extra storage cupboard. LTV has been laid to the floor, there is a wall mounted cupboard and a shaving point. An opaque window faces the rear elevation.

Lounge 4.19m x 4.57m

This tastefully decorated room has a feature painted wall and oak LTV flooring. There are two central heating radiators, triple aspect windows with blinds as well as three pendant light fittings and power points. This beautiful room also benefits from an opening which leads to the kitchen.

Utility Room 2.76m x 2.78m

The utility room is of good proportions and benefits from beech base units with laminate worktops. There is a stainless-steel sink with drainer, a chrome light fitting and ceramic tiled flooring. Space can be found for a washing machine and tumble dryer as well as further white goods. A window faces the side elevation and a hardwood door gives access to the rear garden.

Bedroom Two 3.12m x 3.65m

The L-shaped bedroom benefits from a deep storage cupboard. The walls have been painted, there is a pendant light fitting, central heating radiator and double sockets. A window faces the rear elevation.

Stairs & Landing 1.90m x 3.32m

A carpeted stairwell leads to the first floor landing where there is a deep storage cupboard as well as a pendant light fitting. Doors lead to two bedrooms. The upper hall also contains a smoke alarm and heat detector.

Property

Dimensions

Bedroom Three 2.75m x 3.21m

This upstairs bedroom is partially coombed. The walls have been painted and a carpet has been laid to the floor. A window faces the side elevation. There are also double sockets and a central heating radiator within this room.

Garden

The garden is accessed via a tarmac driveway which leads to a single garage. The garden is fully enclosed to the front and rear and mainly laid to lawn. There are some flowers in the garden along with a mature tree. The garden also benefits from an outside tap.

The oil tank which services the house is located in the rear garden.

Extra Information

The property has interlinked smoke/heat/carbon monoxide detectors throughout the house and also benefits from Hive control for the heating and hot water.

Bedroom Four 3.36m x 3.64m

Located to the front of this wonderful home is this spacious fourth bedroom with a window to the front elevation which boasts views over River Naver. The walls have been painted white and a carpet has been laid to the floor. There is a central heating radiator, double sockets and a pendant light fitting.

Garage

The single garage benefits from being fully wired with its own fuse board, there are LED lights and double sockets throughout.

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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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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- 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.