



Young
Robertson
& Co.

solicitors • estate agents

Young Robertson & Co.



29 TRAILL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

WOODLANDS, RHITONGUE, TONGUE, LAIRG

This traditional three-bedroom detached croft house with extension is set back from the main road and surrounded by beautiful woodlands, creating a very private and sheltered location. Although in need of some upgrading this spacious property has gas central heating and mainly double-glazed windows, with some rooms boasting dual aspect windows. Accommodation comprises spacious kitchen diner, living room with open fire (currently not in use) and French doors leading out to a decked patio area, internal hall, utility room, double bedroom and shower room. Upstairs of the generous landing are two further double bedrooms and a family bathroom. Outside the drive offers ample parking and space for turning, and a generous garden including dry-stone terraces, patios and decking which offers an excellent platform from where to appreciate the beautiful surroundings. Within walking distance to Tongue itself which provides local shops/bakers, two hotels, Doctors Surgery, nursery and Primary School, with transport provided to the high school in Bettyhill the property would make an excellent family home. With a local restaurant nearby, and being located on the popular NC500 route this very popular tourist village attracts many cyclists, hill walkers and climbers to the area so would equally lend itself to be used as a holiday home/rental business in view of its superb location and viewing is highly recommended.

OFFERS OVER £180,000

Kitchen/Diner **4.08m x 3.54m 13'4" x 11'7"**

Partially glazed timber exterior door. Spacious fully fitted kitchen with various eye and base level units with work top space and splash back tiling. 1.5 stainless steel sink with mixer tap and drainer. Fitted three ring ceramic hob with extractor above. Space for eye level oven and fridge. Worcester boiler. Radiator. Tiled flooring. Window to front. 15 panel glazed door to living room. Ample space for table and chairs.

Living Room **5.77m x 4.59m 18'11" x 15'**

Open fireplace with brick surround (currently blocked and not in use). Double aspect windows and French doors lead out to timber decking. Two radiators. TV and telephone point. Wood effect laminate flooring. Power socket with USB ports. Partially glazed door to hallway with transom above.

Hallway

Carpet. Radiator. Stairs to first floor. Wall light.

Utility Room **2.67m x 1.39m 8'9" x 4'6"**

Partially glazed door from hallway. Fitted work top space with splash back tiling and fitted units below. Services for washing machine. Shelved storage cupboard. Window to side. Electrics to wall.

Bedroom 2 **4.1m x 3.56m 13'5" x 11'8"**

Double aspect windows. Wood effect laminate flooring. Radiator. Telephone point.

Shower Room **2.84m x 2.2m 9'4" x 7'2"**

Contemporary floor standing vanity unit with fitted wash hand basin and flexible tap. Wall mounted illuminated mirror with shaver point. Large shower enclosure with wet wall and electric mira sport shower. WC. Partially tiled walls. Window to front. Tiled flooring.

Landing

Velux window to front with views to surrounding countryside/woodlands including snippets of the sea. Hatch access to roof void. Underlay to flooring.

Bedroom 1 **4.65m x 3.48m 15'3" x 11'5"**

Two Velux windows with views to surrounding countryside/woodlands. Underlay to flooring. TV point. Radiator. Various access points to eaves offering excellent storage.

Bedroom 3 **3.68m x 3.38m 12'1" x 11'1"**

Window to front. Radiator. Access to eaves.

Bathroom **3.4m x 2.05m 12'2" x 6'8"**

Bath. WC. Wash hand basin. Mirror to wall. Storage cupboard with fitted shelf. Radiator. Window to front. Painted original exposed floorboards.

Garden

Areas of garden ground are provided to the front, side and rear largely bounded by post and wire fencing. Laid mainly to grass with dry stone-built terraces, patio areas and a decked platform which can also be accessed off the living room. Blending naturally into the surrounding woodlands with occasional shrubs and mature trees the gated drive offers ample parking and sufficient space for turning. A log store and garden shed are also included in the sale.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk

Council Tax

The subjects are in band C. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

F

Postcode

IV27 4XW

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £180,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

What3words

blissing.birdcage.poetic

Location

The picturesque village of Tongue lies on the north coast of Sutherland by the Kyle of Tongue. Surrounded by stunning scenery and known for its views over the Kyle of Tongue, Castle Varrich to Ben Hope and Ben Loyal, the village contains local shops, two hotels, Primary School, Doctors Surgery and other local services. More extensive services are available along the coast in Thurso (approx. 44 miles away) and Wick (approx. 64 miles away), two major towns in the adjacent County of Caithness. Secondary education is provided for at Farr High School, Bettyhill (approx. 13 miles away). Inverness is approximately 86 miles away.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.