An opportunity to purchase two adjoining three bedroom, semi-detached cottages, located in the hamlet of Dunbeath. The property benefits from two large outbuildings, expansive hard-standing to the front providing ample off-road parking and a large rear garden.

OFFERS OVER £195,000

HSPC Reference: 55711
PROPERTY
Located in the rural hamlet of Dunbeath, this detached stone property which is currently split into two separate cottages comprises of: Cottage One: an entrance hall, a lounge, a kitchen, a conservatory, three bedrooms and a bathroom. Cottage two: an entrance hall, a lounge, a kitchen/dining room, three bedrooms and a bathroom. Cottage One benefits from calor gas central heating and double glazed windows. Cottage Two has oil fired central heating and double glazed windows. The property also features a detached stone garage/workshop and a stone outbuilding. The property will appeal to a wide range of prospective purchasers and only by viewing can one fully appreciate the accommodation on offer.

GARDENS
The front garden has an expansive area of hard-standing to the front that provides ample off-road parking. There is access to a workshop/garage which has an inspection pit. There is also access to a stone outbuilding which was formerly used as a cafe. The rear garden is mainly laid to lawn and is enclosed by fencing with gated access.

LOCATION
Local shops in Dunbeath include a post office and primary schooling is available locally with secondary schooling located in Wick, 20 miles to the north. Just to the north of the village is the Laidhay Croft Museum and cafe. There is also a Heritage Centre which showcases the works of local author Neil Gunn. The Highland Capital of Inverness is approximately 80 miles to the south, where a comprehensive range of city amenities can be found including Eastgate Shopping Centre, bus and train stations, bars, restaurants, High Street shops, cinemas, Inverness Leisure & Aquadome and Eden Court Theatre. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GENERAL DESCRIPTION

COTTAGE ONE

HALLWAY
The hallway is accessed via a vestibule, has a radiator and doors to the lounge, the kitchen, the downstairs bedroom and the bathroom.

LOUNGE
Approx. 6.34 m narrowing to 3.82 m x 3.58 m narrowing to 2.65 m
The lounge has windows to the front and side elevations and an electric fireplace in a surround with a wooden mantel. There is a radiator and a door through to the conservatory.
CONSERVATORY
Approx. 2.70 m x 2.70m
The conservatory is accessed via the lounge, has windows overlooking the gardens and a door to the side elevation.

KITCHEN
Approx. 4.91 m x 3.06 m
The kitchen has base level units, a sink with drainer, worktops, plumbing for an automatic washing machine, a window to the rear and a door through to cottage two.

BATHROOM
Approx. 2.39 m x 2.44 m
The bathroom is fitted with a three piece suite comprising of a WC, a wash hand basin and a bath with shower over. There is a radiator, tiling and a window to the rear.

BEDROOM ONE
3.99 m x 5.05 m narrowing to 2.67m. Room is L-shaped.
Bedroom one has a window to the front elevation and a radiator.

BEDROOM TWO
Approx. 3.43 m x 3.97 m
Bedroom two has a window to the front and a radiator.

BEDROOM THREE / 2ND RECEPTION ROOM
Approx. 2.92 m x 3.18 m
This room is located on the ground floor, has a radiator and a window to the front.

GLAZING
Double glazed windows.

HEATING
Calor gas central heating.

COTTAGE TWO

ENTRANCE HALL
The entrance hall is accessed via vestibule, has doors to the lounge, the downstairs bedroom, the kitchen/dining room, the bathroom and stairs that rise to the first floor landing.

LOUNGE
Approx. 4.34 m x 3.57 m
The lounge has a window to the front, a radiator and an electric fireplace set in marble effect surround with wooden mantle. There is a door to the kitchen/dining room.

KITCHEN / DINING ROOM
Dining area 2.28 m x 2.65 m
The dining area is accessed via a door from the lounge and has an archway through to the
kitchen.
The kitchen is fitted with base and wall mounted units, has worktops, a sink with drainer, plumbing for an automatic washing machine, a window to the rear and a door that gives access to the rear garden.

**BATHROOM**
Approx. 2.55 m x 1.98 m
The bathroom is fitted with a three piece suite comprising of a vanity sink unit, a WC and a bath with shower over. There is a radiator and a window to the rear.

**BEDROOM ONE**
Approx. 2.60 m x 4.5 m
Bedroom one has window to the front and a radiator.

**BEDROOM TWO**
Approx. 4.43 m x 4.04 m
Bedroom two has a window to the front and a radiator.

**BEDROOM THREE / RECEPTION ROOM**
Approx. 3.20 m x 3.12 m
This room is accessed via the hallway on the ground floor, has a window to the front and a radiator.

**HEATING:** LPG & Oil fired central heating.

**GLAZING:** Double glazed windows.

**GARAGE:** Approx. 11.52 m x 11.52 m

**EXTRAS:** All carpets and fitted floor coverings.

**SERVICES**
Mains water, electricity and drainage. LPG and Oil.

**VIEWING**
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**ENTRY:** By mutual agreement.

**HOME REPORT**
A Home Report is available for this property.