



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, a fridge-freezer and a washing machine. Some items of furniture are available by separate negotiation.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout,

Council Tax Band

E

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01955 602 222

Entry

By mutual agreement.

Home Report

Home Report Valuation - £255,000
 A full Home Report is available via Munro & Noble website.



Knockglass House
Dunbeath
KW6 6EG

A detached, five bed roomed villa with stunning views over the North Sea, located in the village of Dunbeath in Caithness.

OFFERS OVER £254,000

📍 The Property Shop, 22 Bridge Street
 Wick

✉️ property@munronoble.com

☎️ 01955 602 222

📠 01955 603016

Property Overview

- 🏠 Detached Villa
- 🛏️ 5 Bedrooms
- 🛋️ 3 Receptions
- 🚿 2 Bathrooms
- 🛢️ Oil
- 🌿 Garden
- 🏠 Outbuilding
- 🚗 Driveway

DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

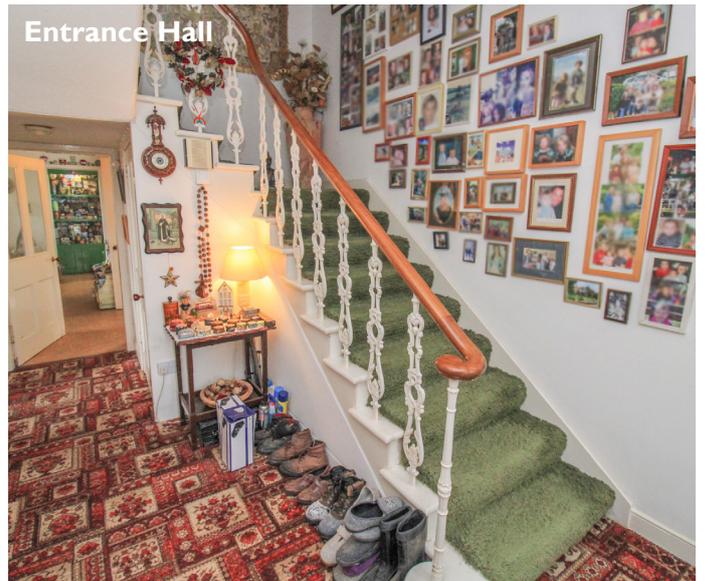
Kitchen/Breakfast Room



Kitchen/Breakfast Room



Entrance Hall



Dining Room



Family Room



Bedroom One



Bedroom Two



Formal Lounge



Property Description

Located in the village of Dunbeath, this traditional stone built, five bedroomed detached villa would suit anyone looking for a family sized home. This substantial property retains a number of original pleasing features including high ceilings, deep skirting boards and cornicing. It is fully double glazed, has oil fired central heating, off-street parking and boasts impressive views over the North Sea. Only by viewing can one fully appreciate the size of the accommodation on offer. The ground floor comprises an entrance vestibule, which leads to the grand entrance hall, off which can be found a formal lounge with dual aspect windows which lets in an abundance of light and a feature gas fire set on a granite hearth within a wooden surround. Further to this is a formal dining room, a cosy family room, a generous kitchen/breakfast room with a rear vestibule off and a bathroom. The kitchen/breakfast room is fitted with wall and base mounted units with worktops and splashback tiling, a stainless steel sink with mixer tap and drainer, has ample space for a dining table and chairs, and features a multi fuel stove set on a raised tiled hearth. Included in the sale is the fridge-freezer and the washing machine. On the first floor can be found a gallery landing off which can be found, loft access, three double bedrooms with the principle bedroom benefiting from a built-in cupboard, and an inner hall, which has a further two single bedrooms and a bathroom. Both bathrooms are fitted with a WC, a wash hand basin and bathtubs, with the downstairs bathroom benefiting from an electric shower overhead the bathtub.

Externally, the property has a generous wrap around garden which is partially enclosed by stone walling and hedging. Its predominantly laid to lawn with a number of mature trees, shrubs, a rockery and patio areas which are perfectly positioned to enjoy the sunshine. To the front elevation lies a gated gravel driveway which provides ample space for parking and turning for vehicles.

The village of Dunbeath has a Primary School, pre-school/playgroup facilities, Church, Community Hall, Post Office and convenience shop. The Dunbeath Heritage Centre features interesting displays on the natural and social history of the area. Beautiful walks can be taken down by the Dunbeath Strath along which there are several brochs (ancient fortified houses). The harbour has fine views looking across to Dunbeath Castle. The nearest large town is Wick 20 miles away. There is a regular bus service to the north and south.

Bathroom



Bedroom Three



Rooms & Dimensions

Entrance Vestibule
Approx 1.33m x 1.54m

Entrance Hall

Formal Lounge
Approx 4.77m x 4.80m

Dining Room
Approx 5.09m x 4.16m

Family Room
Approx 3.30m x 4.84m

Kitchen/Breakfast Room
Approx 4.22m x 6.24m

Rear Vestibule
Approx 1.16m x 2.36m

Ground Floor Bathroom
Approx 1.97m x 2.05m

Bedroom Two
Approx 3.72m x 4.56m*

Landing

Bedroom Three
Approx 4.83m x 3.25m

Bedroom One
Approx 4.20m x 5.31m

Inner Hall

Bedroom Four
Approx 3.04m x 3.61m

First Floor Bathroom
Approx 1.59m x 3.63m

Bedroom Five
Approx 1.96m x 3.27m

Outbuilding
Approx 3.01m x 2.84m

*At widest point

