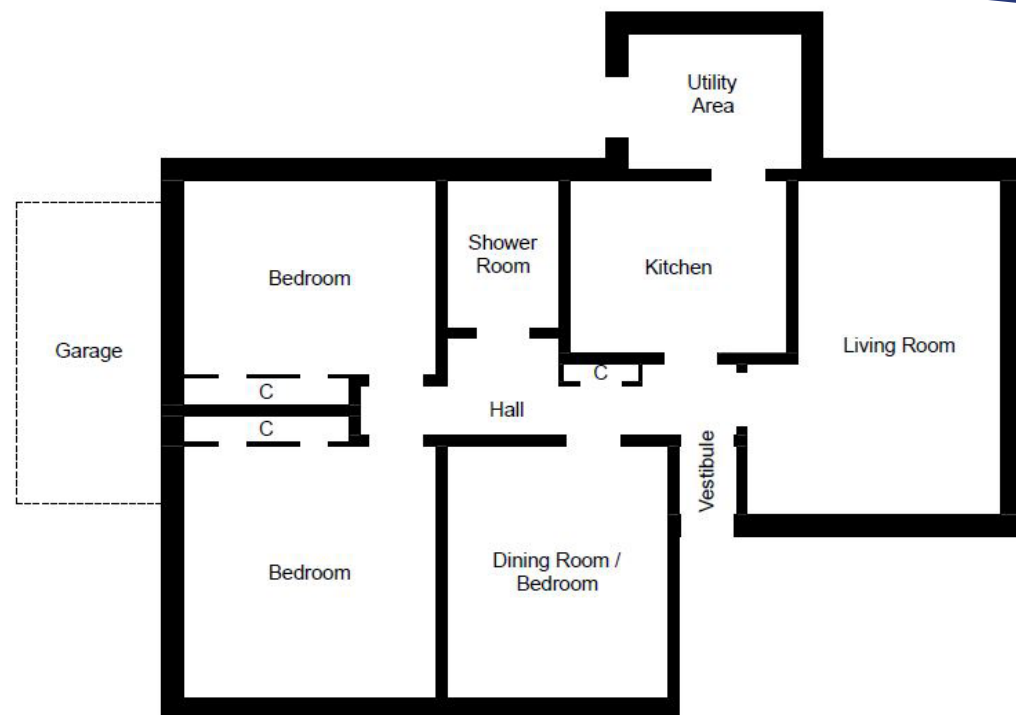




Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01955 602222

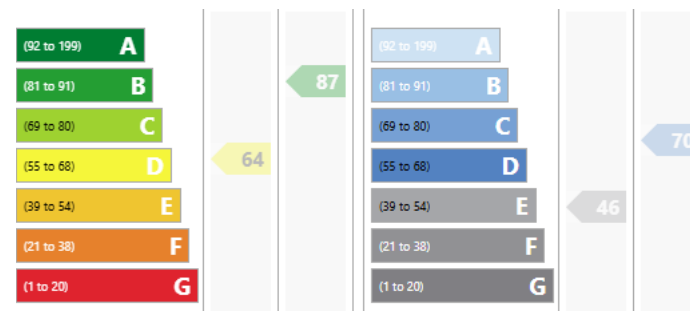
Entry

By mutual agreement.

Home Report

Home Report Valuation - £190,000

A full Home Report is available via Munro & Noble website.



Brae View Cottage Balnabruich, Dunbeath KW6 6ET

A desirable two/three bedroomed detached bungalow boasts wraparound garden grounds, an attached garage and private driveway.

OFFERS OVER £190,000

The Property Shop, 22 Bridge Street
 Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview



Detached
Bungalow



2/3 Bedrooms



1/2 Receptions



1 Shower
Room



Electric



Garden



Garage



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



Dining Room/Bedroom Three



Bedroom One



Bedroom Two





Lounge

Property Description
 This charming two/three-bedroom detached bungalow occupies an enviable plot in the beautiful and historic village of Dunbeath. While the property would benefit from some modernisation, once complete it is sure to appeal to a wide range of buyers, including young families, first-time purchasers, and the elderly alike. The accommodation comprises a bright and airy lounge, a kitchen/breakfast room, a utility room which gives access to the rear garden, three double bedrooms (one of which is currently used as a dining room) and a modern shower room. The property itself benefits from double glazed windows and electric heating. You enter the property through the vestibule, which leads into the hallway and provides access to all rooms, with the exception of the utility room which has plumbing for a washing machine, and space for a dishwasher and under counter freezer. A notable feature of the home is the abundance of storage it provides with two fitted wardrobes in the bedrooms, and in the hallway which also provides loft access. The double aspect lounge is filled with natural light and features an electric fire as an attractive focal point. The kitchen is fitted with both wall and base units, worktops, a composite sink with mixer tap and drainer, space for an under counter fridge and complementary splashback tiling. There is also an integrated electric oven and hob with an extractor fan over. Completing the accommodation is the modern shower room, which includes a WC, a vanity wash hand basin, and a walk-in shower with an electric shower over. Externally, the generous garden grounds are enclosed by a mix of hedging and fencing, providing a safe and private space for children and pets to play. A further benefit is a ramp leading to the rear door, enhancing accessibility. The wraparound garden is beautifully maintained, featuring flowerbeds, a rockery, and a variety of mature trees and shrubs. To the front elevation can be found a tarmac driveway leading to the attached garage, which has power and lighting. Dunbeath itself offers a range of local amenities, including a primary school, pre-school/playgroup facilities, a church, community hall, post office, and a convenience shop. The Dunbeath Heritage Centre showcases the area's natural and social history, while scenic walks can be enjoyed along the Dunbeath Strath, home to several ancient brochs. The harbour provides stunning views across to Dunbeath Castle. The nearest larger town is Wick, approximately 20 miles away, with a regular bus service running both north and south.



Lounge



Utility Room



Shower Room

Rooms & Dimensions

Entrance Vestibule
 Approx 1.29m x 0.85m

Entrance Hall

Lounge
 Approx 3.61m x 4.56m

Kitchen/Breakfast Room
 Approx 2.79m x 3.01m

Utility Room
 Approx 1.90m x 2.53m

Dining Room/Bedroom
 Three
 Approx 3.02m x 3.30m

Bedroom One
 Approx 3.34m x 3.04m

Bedroom Two
 Approx 3.33m x 3.02m

Bathroom
 Approx 2.36m x 1.59m

