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**71 FARR BY BETTYHILL
SUTHERLAND**

REDUCED IN PRICE



Three/Four bedroom detached cottage near the village of Bettyhill on the north coast of Sutherland with views of countryside towards Farr Bay. *Accommodation:* entrance hall, lounge, kitchen, rear porch, bathroom, three bedrooms and sitting room/bedroom four. Electric Heating. Double glazed windows. Off-road parking. Outbuilding. Garden grounds.

Offers In The Region Of £147,000



HSPC Reference: 41212.

The Property Shop
47 Church Street, Inverness
Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com





PROPERTY

Located in the tiny hamlet of Farr by Bettyhill on the north coast of Scotland this recently deconstructed detached cottage enjoys views over neighbouring countryside towards the beautiful sandy beach of Farr Bay. The property has been recently renovated and enjoys well proportioned accommodation laid over two floors and would ideally suit anybody looking for a 3/4 bedroom cottage situated in a rural location with sea views.

GARDEN GROUNDS

The property has gated access with a gravel driveway leading to ample parking, there is access to an outbuilding and a slabbed path to the side of the property.



LOCATION

The property is located approx two miles from the village of Bettyhill which offers a hotel and general stores featuring a licensed grocers, newsagent, petrol station and a post office providing a full range of facilities. The area is renowned for its natural beauty and outdoor activities including walking, cycling, pony

trekking, surfing and fishing. There is also a local swimming pool.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has doors giving access to the sitting room/bedroom 4, lounge, bathroom and there are stairs rising to the first floor landing.

LOUNGE

Approx 3.66m x 2.99m (12'00" x 9'10")

The lounge is accessed via the hallway and has a window to the front elevation, an electric storage heater, a feature open fireplace with brick surround and a door through to the kitchen.



KITCHEN

Approx 4.18m x 4.60m (13'08" x 15'02")

The kitchen has windows to the front, side and rear elevations and it is fitted with two base level cupboards, there are worktops, sink drainer and plumbing for an automatic washing machine. There is a door to the rear hall. The kitchen roof has been recently replaced and it holds a 20 year guarantee.



REAR HALL

The rear hall has doors giving access to the garden grounds.

SITTING ROOM/BEDROOM 4

Approx 3.84m x 3.18m (12'07" x 10'04")
The sitting room/bedroom 4 is accessed via the hallway, has a window to the front elevation, a feature open fireplace and an electric wall mounted heater.

BATHROOM

Approx 2.51m x 1.81m (8'03" x 5'11")
The bathroom is accessed via the hallway on the ground floor and has a window on the rear elevation. It is fitted with a three piece suite comprising of a wc, bath, pedestal wash hand basin and there is an electric towel rail.



LANDING

The landing is via the stairs from the ground floor and has doors giving access to bedrooms 1, 2 and 3.



BEDROOM 1

Approx 3.63m x 3.01m (11'10" x 9'10")

Bedroom one is accessed via the landing, has a window to the front elevation and an electric wall mounted heater.

BEDROOM 2

Approx 3.52m x 2.52m (11'06" x 8'03")

Bedroom two is accessed via the landing, has a window to the front elevation, an electric wall mounted heater and there is loft access.

BEDROOM 3

Approx 3.03m x 1.88m (9'11" x 6'02")

Bedroom three is accessed via the landing, has a window to the rear elevation and an electric wall mounted heater.

HEATING

Electric heating.

GLAZING

Double glazed windows.

EXTRAS

This property is to be sold with all fitted floor coverings and carpets.

SERVICES

Mains electricity and water. Septic tank drainage (new septic tank fitted).

ENTRY

By mutual agreement.

VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

HOME REPORT

A refreshed Home Report is available for this property.

POSTCODE

KW14 7TA



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.