



Residential Property

Georgesons
Estate Agents

Burn of Brims, Forss



The Property

This superbly positioned three bedroom traditional stone built detached cottage is situated in the scattered community of Brims, which is 4.5 miles from the main town of Thurso. The accommodation comprises, lounge, kitchen, three bedrooms, bathroom and sun porch. It benefits from electric storage heating and double glazing throughout. The front and rear gardens are mainly laid to grass with well-established trees & shrubs. There is a detached garage with power & light and several other outbuildings. The property commands panoramic views of the open countryside and a distant sea view, which is full of wildlife including deer, hawks, otters, puffins and many other birds. This property would make a beautiful family home once fully restored. Ideal for buyers looking for a quiet rural haven.

The Area

Thurso is the larger of the two principal towns of Caithness. Nursery, primary, secondary and college education can be obtained within the town. There is a main line railway station and bus depot together with airport facilities which can be obtained in the nearby town of Wick. There are a number of amenities/facilities available in the town of Thurso including public swimming pool, leisure centre, squash club and boating pond together with a range of shops and restaurants.



Glazed steel door to –

Hall – 0.86m x 12.6m. Accessing all rooms. Two single power points. Smoke detector. Storage cupboard.

Bedroom 1 – 4.12m x 2.52m. One double power point. One single power point. Television aerial outlet. Built in wardrobes. Storage heater.



Bathroom – 3.16m x 1.58m. Suite consisting WC, wash hand basin storage unit, bath with over bath electric shower. Wall mirror/wall storage cupboard. Wall heater. Heated towel rail. Storage heater. Shower area wet walled.



Bedroom 2 – 3.16m x 3.28m. Three single power points. One double power point. Storage heater. Loft access by hatch.

Bedroom 3 – 3.16m x 3.30m. Two single power points. One double power point. Storage heater. Cylinder cupboard with slatted shelves. Loft access by hatch. Smoke detector.

Kitchen – 3.64m x 2.54m. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine.

Lounge – 4.13m x 4.10m. Double aspect. Three double power points. Two single power points. Television aerial outlet. Two telephone connection points. Alcove with shelves. Solid fuel open fireplace with stone hearth and wooden mantle.

Sunporch – 1.50m x 3.85m. Triple aspect. One double power point. Telephone connection point. Glazed steel door to garden.



Garden – Large fully enclosed area laid mainly to lawn with some trees, shrubs, flower borders, gravelled area.

Outbuilding 1 – 10.4m x 4.7m. Power and lights. Door to garage. Door to –

Outbuilding 2 – 4.3m x 4.7m. Power and lights.

Garage – 5.3m x 4.59m. Up and over vehicular door. Power and lights.

Outbuilding 3 – 4.5m x 11.7m. Power and lights.

Postcode – KW14 7XU

Council Tax – B **EPC** – F29

Price – Offers in the region of £135,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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