



## **Residential Property**

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Georgesons  
Estate Agents

# **Kirklea Cottage, Main Street, Keiss**



### **The Property**

This three bedroom detached cottage is located in the small coastal village of Keiss, close to all local amenities and walking distance to Keiss Primary School. Boasting magnificent views looking over Keiss Castle and Keiss Beach, this cottage enjoys uninterrupted views over surrounding countryside. In excellent decorative order the accommodation comprises of kitchen/diner, lounge, shower room and three bedrooms. The property benefits from oil central heating and UPVC double glazing throughout. There is an attached garage with workshop it also has power & light and off road parking. The rear of the property is mainly laid to grass with patio decked area. This property would make a beautiful family home.

### **The Area**

Keiss is a small coastal village some eight miles from Wick and located on the popular North Coast 500 route, within the village there is a primary school and hotel. Wick is one of the two main towns in the County and has a full range of amenities including primary and high schools, recreational professional, medical, banking and shopping facilities. There is an active golf course at Reiss situated close to Reiss beach edging Sinclair Bay. From Wick there is regular bus and rail services to Inverness with connections onwards and from Wick airport there are regular scheduled services to Edinburgh and Aberdeen with connections south, London being approximately two hours flying time. Inverness is approximately two hours' drive.



Half glazed UPVC door to –

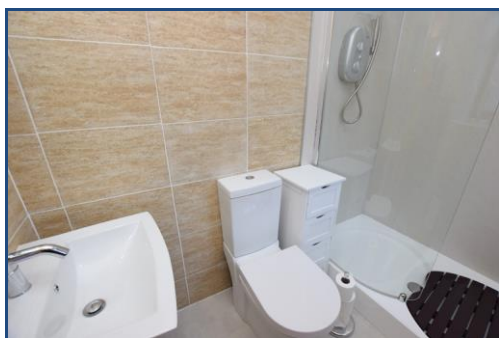
**Front Hall** – Accessing lounge, bedroom1, kitchen/diner, shower room. One triple power point. Radiator.

**Lounge** – 5.34m x 3.29m. Double aspect. Six double power points. Satellite connection points. Radiator. Alcove. Laminate flooring.

**Bedroom 1** – 4.13m x 2.97m. Four double power points. Satellite connection points. Radiator. Laminate flooring.



**Shower Room** – 1.49m x 2.24m. Suite consisting WC, pedestal wash hand basin, walk in shower enclosure with electric shower. Extractor fan. Walls tiled and wet walled. Tiled flooring.



**Kitchen/Diner** – 4.11m x 3.71m. One single power point. Five double power points. Telephone connection point. Satellite connection points. Wall and base units with composite bowl and half sink and drainer. Integral ceramic hob, electric oven and cooker hood. Plumbed for washing machine. Loft access by hatch. Laminate flooring. Door to –



**Back Hall** – 2.98m x 2.46m. One double power point. Three storage cupboards. Cylinder cupboard. Radiator. Wooden flooring. Accessing bedrooms 2 & 3.

**Bedroom 2** – 3.00m x 3.31m. One single power point. Three double power points. Satellite connection points. Built in triple wardrobe with shelves, hanging space and mirrored door. Radiator.



**Bedroom 3** – 2.67m x 4.04m. Three double power points. Satellite connection points. Radiator. Loft access by hatch.



**Attached Garage** – 6.04m at widest point x 5.91m. Power and lights. Up and over electric vehicular door. Pedestrian door. Oil central heating boiler. Shelving units. Concrete floor.

**Garden** – Lawn area to the rear of the property with some shrubs and patio decked area. Off road parking.

Patio area and oil central heating tank to the side of the property.

**Video** – A video of this property can be viewed on our website.

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**Postcode – KW1 4UY**

**Council Tax – Band B EPC – E49**

**Price** – Offers in the region of £125,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**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.

**Georgesons Estate Agency Ltd**

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