



Residential Property

Georgesons
Estate Agents

Niandt, Latheron



The Property

A rare opportunity to purchase a spacious four bedroom detached stone built property, situated on the rocky shores of the East coast of Scotland with uninterrupted sea views. This property enjoys magnificent panoramic views over open countryside and further, looking over the Morven hills and beyond. Recently refurbished and finished to a high standard with the main house being externally insulated and rendered, the accommodation comprises, lounge, kitchen diner, four bedrooms, second lounge, utility room and two bathrooms. The property benefits from oil central heating and UPVC double glazing throughout. The large surrounding garden is fully enclosed and is mainly laid to grass with a patio area and greenhouse with power and light. A large gravel driveway which permits parking for several vehicles, leads to the property and the old croft house & Byre that both benefit from light and water. The house also benefits from a 4KW solar panel system with Trans profitable F.I.T. There is additional 1.2 acres of land available by separate negotiation adjacent to the house. Viewing is essential to appreciate this beautiful family home.

The Area

Latheron, is located on the junction of the A9 (Inverness to Thurso road). Latheron has a mobile Post Office. Latheronwheel is about one mile to the south and has a butcher's shop. Lybster is approximately 3 miles to the north, which has all the amenities required for everyday living including hotels, bank, health centre, shops, primary school, bowling club, nine hole golf course, and churches. The town of Wick is 16 miles and is the most northerly town on the East Coast. Wick is a Royal Burgh and County town with the Council offices and the Sheriff Court, and offers shoppers multiple stores such as Boots, Co-op, Lidl, Tesco, Superdrug Poundstreichers and Argos, together with all the Scottish banks. Primary and secondary education is fully provided. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway link to Inverness and further south.



Wooden partially glazed door to –

Vestibule – 1.43m x 1.68m

Radiator. Glazed wooden doors to –

Hall – Accessing kitchen/diner, lounge, utility room, stairs to first floor landing. Radiator. Smoke detector. Under stairs storage cupboard.

Lounge – 4.13m x 4.71m

Double aspect. Four double power points. Telephone connection point. Two radiators. Two wall lights. Inset electric fire with wooden surround.

Kitchen/Diner – 4.10m x 4.95m

Double aspect. Six double power points. One single power point. Telephone connection point. Wall and base units with composite bowl and half sink and drainer. Brick feature wall with an Everhot range cooker inset in arch. Plumbed for washing machine. Wooden flooring. Entrance way to –

Utility Room – 4.01m x 2.62m

Three double power points. Radiator. Oil central heating boiler. Cylinder tank. Plumbed for washing machine. Wooden flooring. Door to Annex which has its own entrance and can be closed from main house.

Back Hall – Accessing bathroom, bedroom 1 and 2nd lounge. One double power point. Radiator. Smoke detector. Partially glazed UPVC door to driveway.

2nd Lounge – 3.99m x 4.43m

Three double power points. Telephone connection point. Television aerial outlet. Radiator. Electric fire with wooden surround. Fully glazed patio doors with side screens to patio. Wooden flooring.



Bedroom 1 – 3.53m x 3.97m

Three double power points. Radiator. Built in wardrobe with shelves, hanging space and mirrored doors. Door to –

Bathroom (Jack and Jill) – 3.48m x 2.35m

Suite consisting WC, pedestal wash hand basin, walk in shower cubicle with electric shower. Free standing roll top bath. Heated towel rail. Radiator. Extractor fan. Shaving point. Built in storage unit. Walls fully wet walled. Floor tiled with under floor heating. Door to back hall and bedroom.

Stairs to first floor landing –

split level landing to right – Accessing bedroom 2, bathroom. One double power point. Radiator. Access to eaves. Two Velux skylights.

Bedroom 2 – 4.45m x 4.93m

Double aspect. Four double power points. Telephone connection point. Television aerial outlet. Exposed ceiling with wooden and metal trusses. Floor to ceiling window. Loft access.

Bathroom – 2.59m x 3.48m

Suite consisting WC, free standing bath, his and her countertop wash hand basins with storage unit below. Walk in mains shower. Heated towel rail. Radiator. Shaving point. Extractor fan. Walls fully wet walled. Two Velux skylights. Tiled flooring with under floor heating.





Split level landing to left – Accessing bedrooms 3 & 4. One single power point. Radiator. Smoke detector. Loft access by hatch.

Bedroom 3 – 4.69m x 4.10m
Four double power points. Television aerial outlet. Telephone connection point. Radiator.



Bedroom 4 – 4.10m x 4.99m
Three double power points. Radiator. Storage cupboard.

Garden – Large 1 acres garden laid mostly to lawn. Trees, shrubs, flower borders. Patio area. Outdoor electric point. Outdoor tap. Gravel driveway with off road parking for several vehicles. Oil central heating storage tank.

Greenhouse – 5.74m x 3.78m
Power and lights. Concrete floor. Water butt.

Old Croft House & Byre – 27.2m x 4.67m.
Power and lights. Concrete floor.

Outbuilding 2 – Nissan hut. 11.28m x 5.47m. Power and lights. Concrete floor. Double wooden doors. Currently used as a workshop.



Postcode – KW5 6DG **EPC** - C71
Council Tax Band - C
Price – Offers over £235,000 to 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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