



Residential Property

Georgesons
Estate Agents

Shean Cottage, 10 Upper Dounreay, By Thurso



The Property

This superbly positioned three bedroom traditional stone built detached cottage is situated in the scattered community of Upper Dounreay which is 11 miles from the main town of Thurso. The accommodation comprises, lounge, kitchen/diner, three bedrooms and bathroom. It benefits from electric storage heating and double glazing throughout. The front and rear gardens are mainly laid with grass with a detached garage and several outbuildings. The property commands panoramic views of the open countryside and a distant seaview, 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.

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.



Two pane aluminium exterior door to –

Front Porch – 1.85m x 1.70m. Storage heater. Telephone connection point. Door to –

Hall – 2.42m x 1.20m. Accessing lounge, bed 1, bed 2/2nd lounge. One double power point. Loft access by hatch. Storage heater.

Lounge – 4.76m x 3.58m. Three double power points. Telephone connection point. Two storage heaters. Solid fuel open fireplace with tiled surround and hearth. Door to –

Kitchen – 3.57m x 3.03m. Four double power points. One single power point. Storage heater. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Cylinder cupboard. Door to –

Back Hall – 1.15m x 1.48m. Accessing bathroom, store room, door to rear of property. One double power point. Telephone connection point. Storage heater.

Bathroom - 2.20m x 2.26m. Suite consisting WC, bath, wash hand basin, corner shower unit with thermostatic shower. Shower section tiled. Storage heater.



Back Porch – 1.83m x 1.24m. Two pane aluminium door to rear of property.

Store Room – 2.05m x 2.33m.

Bedroom 1 – 3.43m x 2.42m. Two double power points. Storage heater.



Bedroom 2 – 4.76m x 3.71m. Three double power points. Two storage heaters. Door accessing –

Bedroom 3 – 4.69m x 2.84m. Double aspect. Double power point. Solid fuel open fireplace with tiled surround and hearth. Storage heater.

Garage – 5.89m x 5.20m. Power and lights (not currently working). Newly installed up and over vehicular door.

Front Garden – Lawn area. Parking and turning area for several vehicles.

Rear of property – Potential lawn area. Outbuildings in various states of disrepair.

Postcode – KW14 7RP

Council Tax – B EPC – G19

Price – Offers Over £105,000 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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