



Rhana,  
Dounreay, By Thurso  
KW14 7YB

A lovely 3 bedroom, detached bungalow set on the seafront near Dounreay.

Accommodation comprises of vestibule, hall, lounge, study/dining room, conservatory, kitchen, utility room, bathroom, master bedroom with en suite and built in mirrored wardrobes and a further two bedrooms. The property is fitted with double glazed, upvc windows and oil central heating.

Outside there is an integral garage, a large driveway and an extensive enclosed garden with variable potential.

This is a great sized family home in a superb location, making the most of the surrounding countryside and extensive gardens.

Viewing is highly recommended.

**Offers over £ 165,000**

# Accommodation

**Entrance Vestibule: 1.52m x 1.30m**

Main entrance to the property, leading to the hallway

**Hallway: 3.08m x 1.20, 6.69m x 1.57m**

From vestibule, allowing access to the lounge, kitchen, bathroom room and three bedrooms. There is also a cloak cupboard for storage

**Lounge: 5.72m x 5.42m**

A large room with two large windows allowing in plenty of natural light and a feature fireplace. There is an ornate archway accessing the dining room / study

**Dining Room/Study: 3.52m x 2.82m**

From the lounge, currently being used as a study. There is a sliding patio door allowing in natural light and access to the conservatory

**Conservatory: 3.63m x 3.50m**

A stunning addition to this family home, adding extra living space

**Kitchen: 5.29m x 3.52m**

A great sized, fitted kitchen with ample wall/base units with a built in hob and double oven. Access to the utility room

**Utility room: 2.20m (at widest) x 3.60m (at widest)**

From the kitchen with a stainless steel sink and laundry area. Access to the back door leading out to the rear of the property and access to the integral garage

**Bathroom: 3.71m x 2.28m**

Large room with a bath, Whb, Wc and bidet



# Accommodation

## **Master Bedroom: 3.64m x 3.53m**

Large master bedroom with views to the rear of the property. There is a large built in wardrobe with mirrored doors. Access to the en-suite

## **En-suite: 2.49m x 1.21m**

Accessed from the master bedroom, this is a snug room with a shower cubicle, Whb and Wc

## **Bedroom 2: 3.67m x 2.96m**

A double bedroom with views to the front of the property, currently being used as a second living room

## **Bedroom 3: 3.42m x 2.97m**

A double room with views to the front of the property.

## **Outside:**

This property has a good sized and well maintained fully enclosed garden. With a garage and off road parking.





# Floor plans



### **COUNCIL TAX**

The subjects are in Band B. The Council Tax Band may be re-assessed by Highland Council when the property is sold. This may result in the Band being altered.

### **ENERGY PERFORMANCE RATING**

The property has an energy rating E.

### **SERVICES**

Mains gas, electric, telephone and TV.

### **FIXTURES AND FITTINGS**

Electric, telephone, TV, carpets, hob, electric oven and the dishwasher are all included in the sale.

### **VIEWING**

For an appointment to view telephone d and h on (01847 894379).

### **PRICE**

Offers Over of £165,000 are welcome.



NOTES - These particulars have been prepared following an inspection of the property in December 2018 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date

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