



Heatherview, Blandy, Tongue, IV27 4XS

Offers over £185,000

Spectacular panoramic views of Watch Hill and the surrounding countryside are enjoyed from this charming 2 bedroom detached bungalow nestled in the northwest of the Highlands of Scotland in a very peaceful rural location and a short distance to the beautiful Coldbackie beach.

The property is in walk-in condition and decorated in neutral tones throughout. It has been run as a successful Airbnb.



The property is in an idyllic location for exploring the Highlands and the NC500 passes nearby. It is a fantastic holiday cottage or retreat for those who enjoy the great outdoors and a quiet lifestyle.

The coastal village of Tongue is approximately 4 miles away which has a primary school, general store, garage and hotels. Secondary school pupils attend Farr High School, Bettyhill, which is approximately 10 miles away.

The town of Thurso which is approximately 40 miles away on the north coast has a good range of shops and services.

Viewing strictly by appointment

Hallway

4'5" x 11'10" (1.37m x 3.62m)

Double glazed front door, with side glazed panel, opening into the hallway. Doors to lounge, kitchen/diner, bathroom and two bedrooms. Cupboard above the front door housing electrics. Two storage cupboards. Hatch to roof space. Smoke alarm. Leoline vinyl flooring.

Lounge

15'4" x 9'6" (4.68m x 2.92m)

Double aspect to front and side with spectacular views. Wood burner set on tiled hearth. T.V. point. Smoke alarm and carbon monoxide alarm. Leoline vinyl flooring.

Kitchen/diner

11'5" x 12'3" (3.49m x 3.75m)

Door and window to side. Wall and base units with worktop and splashback. Stainless steel sink with left hand drainer. Free standing Candy fridge/freezer, Beko dishwasher, Beko washing machine, Indesit tumble dryer and Indesit electric cooker with ceramic hob. Extractor and stainless steel splashback. Pantry. Heat alarm. Spotlights. Leoline vinyl flooring.

Bathroom

7'3" x 7'6" at widest point (2.23m x 2.30m at widest point)

Window to rear. White WC, pedestal wash hand basin and bath with wet wall. Shower cubicle with Triton T80 easi electric shower and wet wall. Mirror with lights and glass shelf. Wall mounted glass

shelves. Heated towel rail. Extractor. Leoline vinyl flooring.

Bedroom 1

8'0" x 11'5" (2.44m x 3.48m)

Window to front. Built-in double wardrobes. Spotlights. Leoline vinyl flooring.

Bedroom 2

11'5" x 8'10" (3.49m x 2.70m)

Double aspect to side and rear. Built-in double wardrobes. Leoline vinyl flooring.

Outside

The enclosed front garden is mainly laid to lawn with a Monkey Puzzle tree. A paved path leads up to the front entrance door.

There is a driveway to the side of the property and a paved path leading up to the side door and round the back of the property. There is a decking area to one side of the property where you can enjoy al fresco dining and the breathtaking views of Watch Hill and the surrounding countryside. There is a stone chipped drying area beyond the decking area.

The rear garden extends beyond the paved path and has been left in its natural state.

Heating and glazing

Electric panel heaters and multi-fuel burning stove. Double glazing.

Services

Mains water and electricity. Drainage to a septic tank.

Extras

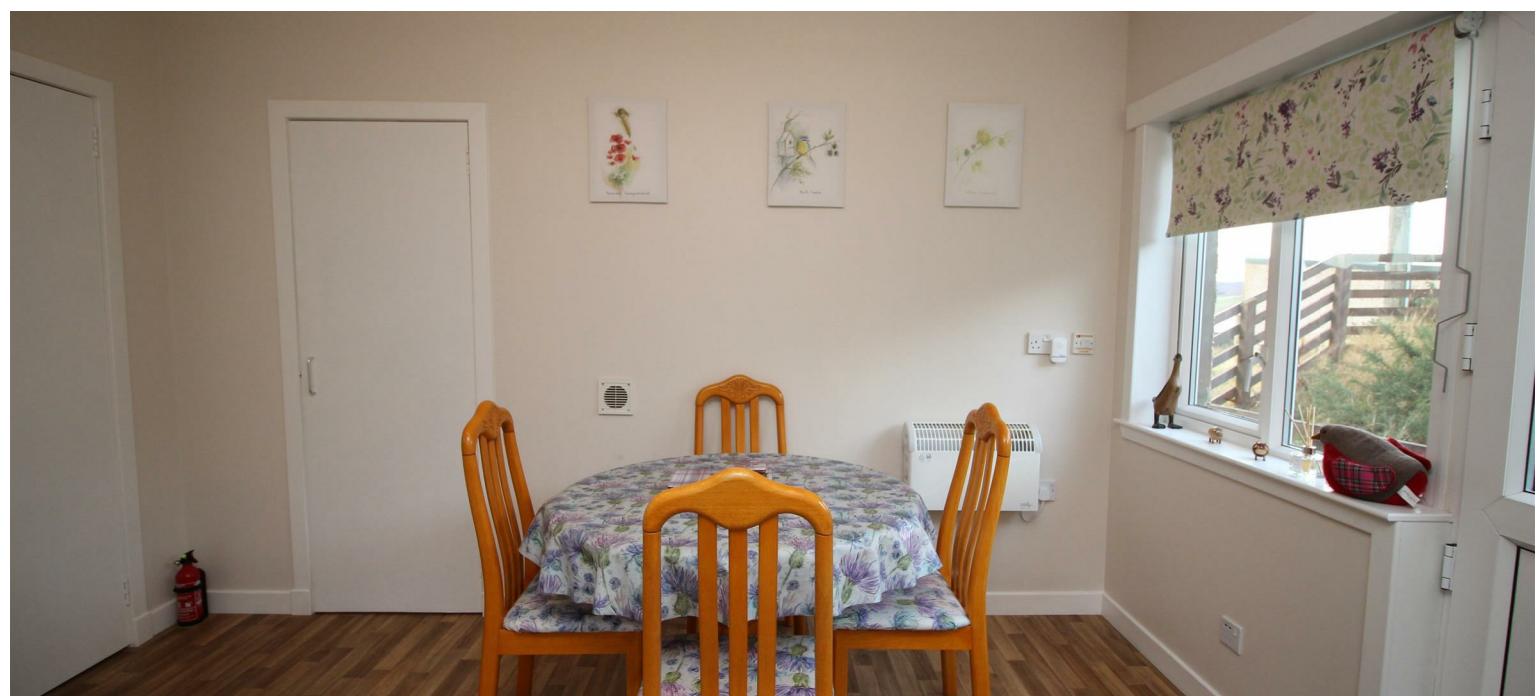
All fitted floor coverings, fridge/freezer, dishwasher, washing machine, tumble dryer, electric cooker with ceramic hob, blinds and curtains are included in the sale price. The furniture is available under separate negotiation.

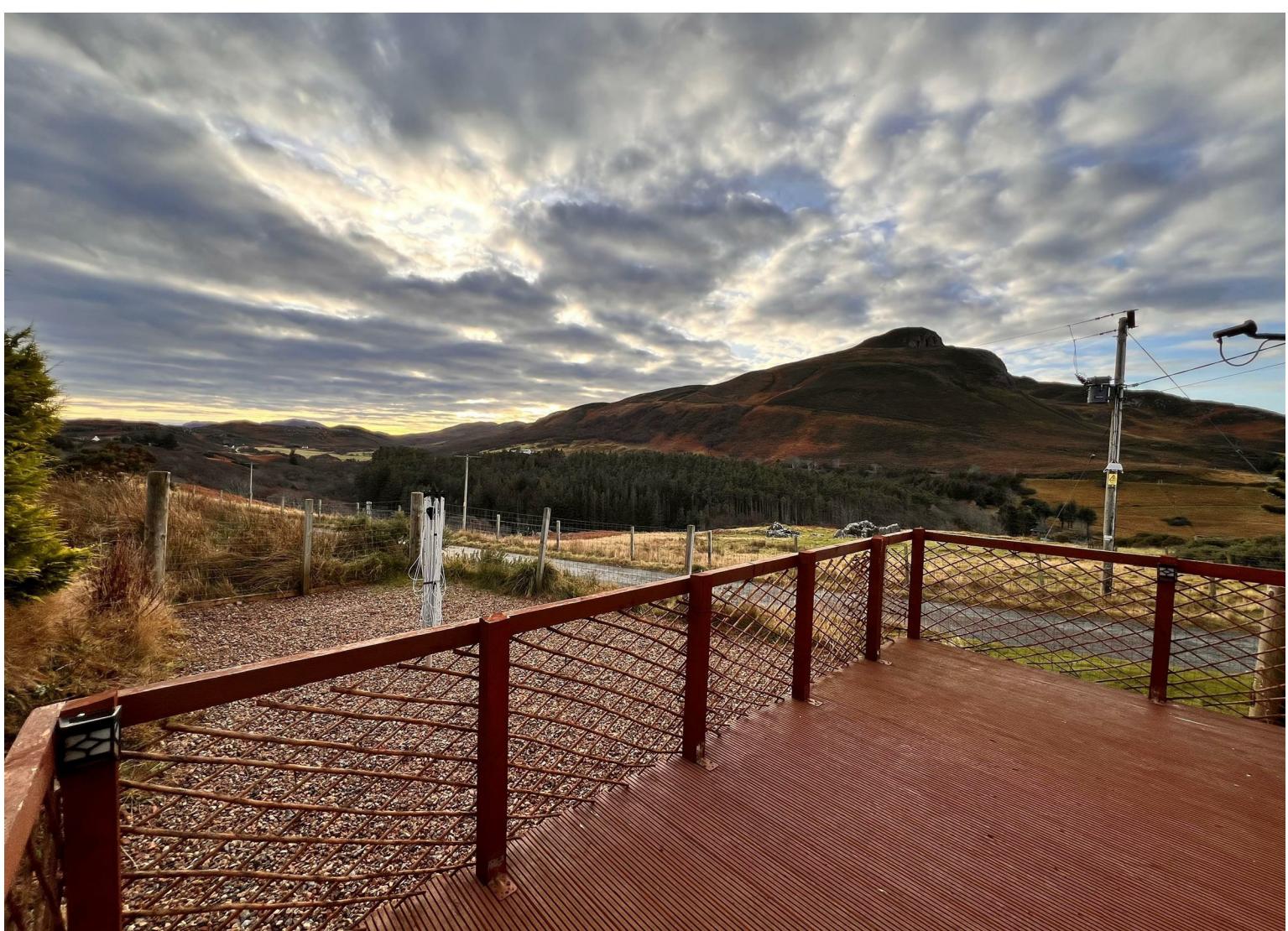
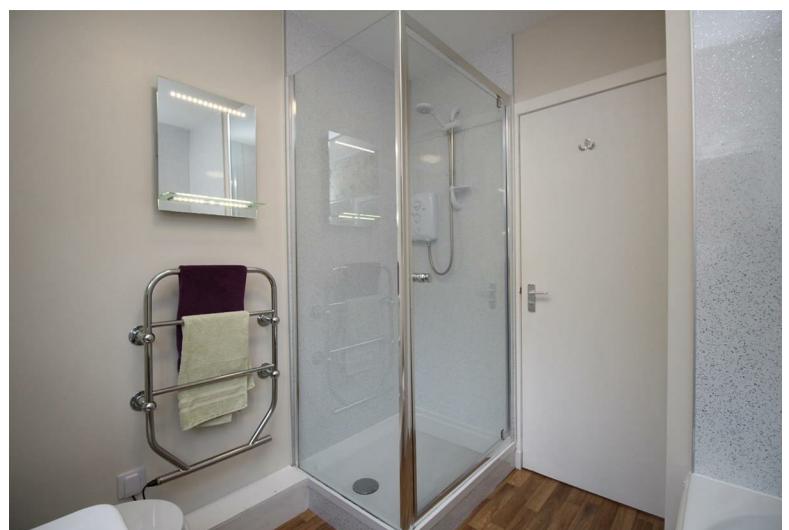
EPC Rating F

Council Tax Band B

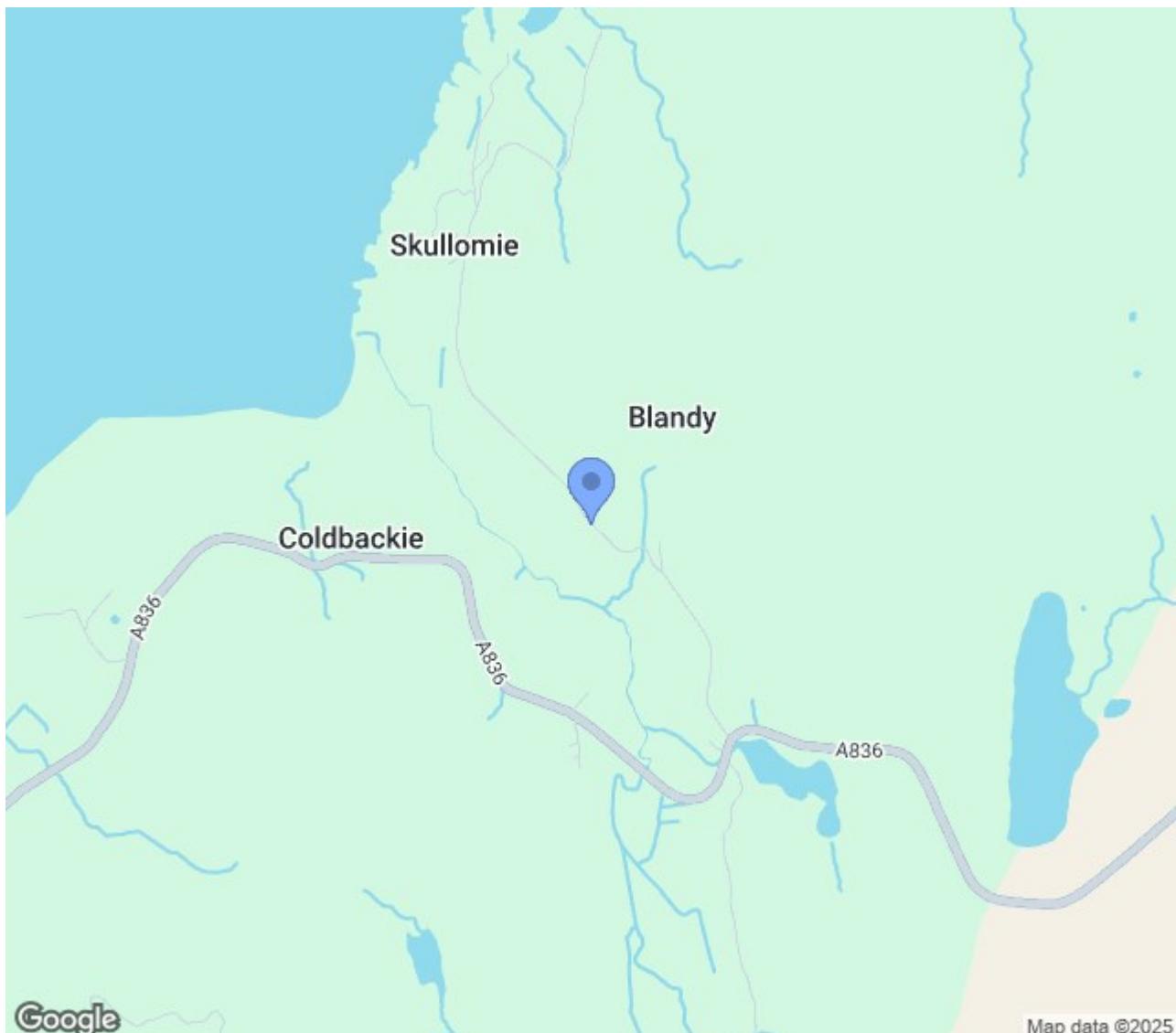
Note

The property has an informal only use of a garage and shed to the side of the driveway but it is situated on land that does not form part of the title deed.





Area Map



Ground Floor



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100	
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	85	
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.