



Residential Property

Georgesons
Estate Agents

Ruther View, Watten



The Property

Set within its own grounds which amounts to approximately 1 acre of land, this beautiful newly built detached bungalow is situated in the rural village of Watten, with local amenities and Watten primary school a close drive away. The accommodation comprises lounge, kitchen/Diner, bathroom, two bedrooms and utility room. The property benefits from solid fuel central heating and double glazing throughout. There is potential for a surrounding garden with gravelled off road parking for several vehicles. There are uninterrupted open countryside views, which also overlooks Loch Watten and beyond. This property would make an ideal family home.

The Area

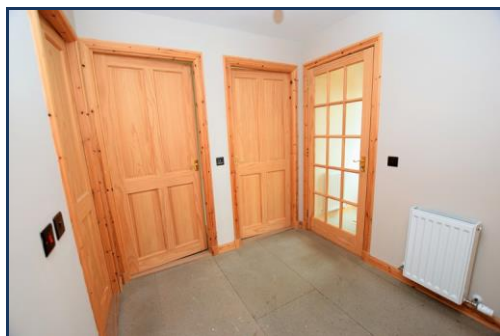
Watten is a small village in Caithness, in the Highland area of Scotland, on the main road between the burgh of Wick and the town of Thurso, approximately 8 miles west of Wick and close to Wick River and to Loch Watten. Loch Watten is the largest body of water in Caithness, the name of the village and loch appear to come from the Old Norse Vatn, meaning water or lake, and the loch is famous for its brown trout fishing. The local public house is also named "The Brown Trout" after the local produce. Watten village provides primary Schooling, local shop, garden centre and small hotel. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, schooling, professional and medical facilities. Wick is the most northerly town on the East Coast of Scotland and on the very popular NC500 tourist route, Sporting facilities include a fine links golf course, squash club and public swimming pool/gymnasium. Wick has an Airport with direct flights to Aberdeen and Edinburgh and a railway and bus link to Inverness and further south. Wick is also close to the ferry terminals leading on to Orkney Islands. Inverness is approximately two and a half hours drive away.



Half glazed UPVC door to –

Vestibule – 1.49m x 1.53m. Radiator. Built in storage cupboard with shelf, hanging space and mirrored sliding doors. Wooden fifteen pane door to –

Hall- Accessing lounge, kitchen/diner, bedrooms, bathroom. Radiator. Smoke detector. Loft access by hatch.



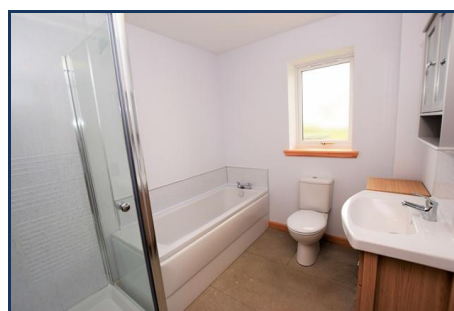
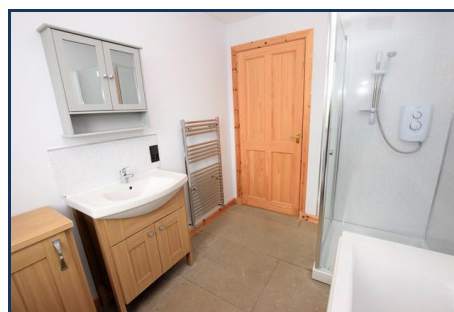
Lounge – 3.91m x 5.99m. Double aspect. Six double power points. Two radiators. Telephone connection point. Television aerial outlet. Multi fuel stove set on stone hearth. Carbon monoxide detector. Smoke detector. Double wooden fifteen pane doors to –

Kitchen/Diner – 3.81m x 5.99m at widest points. Double aspect. Six double power points. One single power point. Two radiators. Telephone point. Smoke detector. Wall and base units with composite sink and drainer. Plumbed for dishwasher. Integral oven, microwave, ceramic hob, stainless steel cooker hood. Loft access by hatch. Door to –

Utility Room – 2.66m x 1.70m. two single power points. Radiator. Wall and base units with stainless steel round sink. Plumbed for washing machine. Extractor fan. Half glazed UPVC door to rear garden.



Bathroom – 2.66m x 2.21m. Suite consisting WC, wash hand basin storage unit, bath, built in shower cubicle with electric shower. Heated towel rail. Shaving point. Extractor fan. Shower area wet walled.



Bedroom 1 – 3.81m x 3.59m. Four double power points. Television aerial outlet. Radiator. Built in wardrobe with shelf, hanging space and mirrored sliding doors.



Bedroom 2- 2.69m x 3.59m. Four double power points. Television aerial outlet. Radiator. Built in wardrobe with shelf, hanging space and mirrored sliding doors.



**POTENTIAL SURROUNDING GARDEN
WITH GRAVELLED OFF ROAD PARKING
FOR SEVERAL VEHICLES.**

Postcode – KW1 5UW

EPC – C74

Price – Offers in the region of £140,000 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.

Georgesons Estate Agency Ltd

**22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016**

**Email: karen@georgesonsproperty.co.uk
Website: www.georgesonsproperty.co.uk**

**19 Traill Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235**

Email: sarah@georgesonsproperty.co.uk

**22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861**

**Email: tain@georgesonsproperty.co.uk
Our Reference: KR/ST**