



**Galdonagh  
49 Dalcharn  
Bettyhill**

**Offers Over  
£360,000**



- 4 Bedrooms
- Excellent views
- Modern kitchen/diner
- Detached house
- Walk in condition
- Spacious rooms

**\*\* £20,000 below Home Report valuation \*\***

A prominent 4 bedroom, detached house in an elevated position overlooking stunning scenery of the River Naver, Torrisdale Bay; as well as across from the property is an area of Special Scientific Interest and an iron age broch. It is 32 miles west of Thurso and 12 miles from Tongue with transport links to Dounreay and Thurso. Bettyhill has shops, leisure centre, hotel with restaurant and is on the famous NC500 scenic route.

The property comprises on the ground floor: porch, hall, lounge, dining room, kitchen/diner, utility room, WC and integral garage. First floor: 4 bedrooms with the master having an en-suite bathroom and family bathroom. Oil central heating and triple glazing throughout.

Council tax band G and energy performance rating C. A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: [///hurray.bookcases.comply](https://www.what3words.com/#!/hurray.bookcases.comply)

**Entrance Porch** **7' 7" x 6' 7" (2.3m x 2m)**

The front door that has 2 glazed panels with leaded glass opens into a wide porch. It has 2 large windows that overlook the gravelled driveway and an internal 15 glass panelled door with floor to ceiling windows either side accessing the hall.

**Hall** **13' 5" x 11' 6" (4.1m x 3.5m)**

It is neutrally decorated and carpeted with an impressive pine staircase leading up the first floor landing. Doors open into the lounge, WC, kitchen/diner and large under stairs cupboard.

**Lounge** **23' 7" x 16' 1" (7.2m x 4.9m)**

The spacious lounge is neutrally decorated with wood effect laminate flooring. It has eye catching views of the surrounding countryside and sea from the 3 windows and French doors. This attractive and bright room has glass panelled double doors into the dining room and a contemporary pebble electric fire inset a cream stone surround on a Caithness stone hearth.

**Dining Room** **13' 5" x 11' 6" (4.1m x 3.5m)**

A well proportioned room with a stunning view of the River Naver and Torrisdale Bay from the floor to ceiling windows either side of the French doors. The dining room has the same stylish decor as the lounge and a glazed door opens into the kitchen/diner.

**Kitchen/Diner** **23' 4" x 11' 10" (7.1m x 3.6m)**

The spacious, contemporary kitchen has built in cream wall and floor units with a dark grey worktop and pale grey/patterned tiled splashback. The striking red oil Aga has 2 hobs, a warming plate and 4 ovens making the room cosy. The integrated NEFF appliances are: microwave, freezer and dishwasher. A breakfast bar nicely divides the room from kitchen to dining area. The current owners have instead made this space a relaxing snug. The decor is neutral and is complemented by a cream laminate floor and LED soft lighting above the cupboards and ceiling spotlights. The window above the sink has an impressive view of the sea and countryside. Another window by the snug overlooks the side of the property into the garden. A glass panelled door returns back into the spacious hall and a pine door to the utility room.

**Utility Room** **13' 1" x 6' 7" (4m x 2m)**

This handy room continues the kitchen style with cream wall and floor units with dark grey worktops. There is a dark grey sink and drainer that matches the worktop and plumbing for a washing machine and space for an undercounter freezer. A window and half glazed external door opens out to the side of the property. A solid pine door opens into the garage.

**Garage** **18' 1" x 18' 1" (5.5m x 5.5m)**

This well proportioned double garage has a window and a remote controlled sectional electric garage door. The free standing racking is part of the sale.

**WC** **6' 7" x 4' 3" (2m x 1.3m)**

The useful downstairs WC has a modern white toilet and wash hand basin. The latter is inset a suspended vanity unit below a wall mirror. The walls are tiled and there is a ceiling extractor fan.

**Landing** **14' 9" x 13' 5" (4.5m x 4.1m)**

The large gallery landing is carpeted and has a window overlooking the driveway making it a bright area. Doors open into the 4 bedrooms, bathroom and 3 cupboards.

**Bedroom 1** **25' 3" x 17' 9" (7.7m x 5.4m)**

This spacious master bedroom is carpeted and is neutrally decorated. Its 4 windows allow plenty of natural light into the room and have tremendous views of the countryside, sea and bay. There are 2 large built in wardrobes with 3 sliding wooden doors each. A door opens into the en-suite bathroom.

**En-suite** **9' 10" x 7' 7" (3m x 2.3m)**

This large en-suite has tiled walls, a frosted window and built in vanity unit with inset wash hand basin. This is accompanied by a white toilet, corner bath and built in double shower with a mains power shower and overhead extractor fan.

**Bedroom 2** **15' 1" x 12' 2" (4.6m x 3.7m)**

This spacious double bedroom is carpeted and neutrally decorated. It has a window overlooking the stunning views of the River Naver that flows into Torrisdale Bay. Along one wall is a built in wardrobe with mirrored sliding doors.

**Bedroom 3**                      **13' 9" x 11' 6" (4.2m x 3.5m)**

Another double bedroom with neutral decoration and carpeted. A large window overlooks the driveway and bathes the room with natural daylight. One wall has a built in wardrobe with 3 wooden sliding doors.

**Bedroom 4**                      **13' 9" x 11' 6" (4.2m x 3.5m)**

A similar bedroom to bedroom 3 but the large window has a fantastic view of the river and Torrisdale Bay. A built in wardrobe runs along one wall with 3 wooden sliding doors.

**Bathroom**                      **13' 5" x 7' 10" (4.1m x 2.4m)**

This attractive, modern bathroom has tiled walls and floor with a frosted glass window. There is a white corner bath, toilet and wash hand basin inset a built in vanity unit with a grey top. An independent shower cubicle has an electric shower.

**Garden**

A long, sweeping driveway from the main road goes up to the large, gravelled garden. There is fenced boundary and a stone dyke wall along one side of the driveway. The views from the garden are breathtaking and encompass the mountains to the west, the River Naver that flows into the beautiful Torrisdale Bay.

Included in the sale: blinds, carpets, lounge fire, built in appliances, Aga and garage racking.

Not included in the sale: utility freezer, washing machine, kitchen fridge and garden ornaments.

Curtains and some furniture are available under separate negotiation if desired.

Please call Pollard Property on 01847 894141 to view this unique property.





Total area: approx. 266.8 sq. metres (2872.2 sq. feet)

**Asking Price** in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk) **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.