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Solicitors & Estate Agents

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Brekka

ACHORN ROAD, DUNBEATH, CAITHNESS, KW6 6ET

DUNBEATH HARBOUR

Caithness is in the far North of mainland Scotland, Caithness and Sutherland offer unspoilt natural surroundings, small enterprising communities, and natural wonders, wildlife, history and unique local cultures.

Dunbeath is set on the coast and enjoys superb views to the North Sea and surrounding countryside, The village of Dunbeath has a primary school, pre-school/playgroup facilities, church, community hall, Post Office and shop. Dunbeath village is famous for the novelist Neil Gunn and the surrounding area and its people provided inspiration for several of his novels. The Dunbeath Heritage Centre features interesting displays on the natural and social history of the area. The centre also provides a

venue for lectures, storytelling and workshops and is a gathering place for local people and visitors.

Beautiful walks can be taken down by the Dunbeath Strath along which there are several brochs (ancient fortified houses). The harbour has fine views looking across to Dunbeath Castle. Wick is twenty miles North where you can find more facilities and amenities, there is a regular bus service to the North and South. Wick airport also provides flights to Aberdeen and Edinburgh.

Dunbeath offers an excellent life style in the North of Scotland and is well known for having a welcoming community.



BREKKA



THE PROPERTY

This spacious property is in a semi rural location and only a short distance from the local amenities found in the village. The accommodation has many pleasing features and sits on a generous plot with views to the Northeast. The property offers excellent family accommodation with generous sized rooms that suits the ever-changing needs of a family, a perfect home for a growing family in a lovely country setting.

The property comprises of on the ground floor; entrance porch, large hall, lounge with bay window with views towards Dunbeath Strath and the hills beyond, feature fire surround with an open fire. Beautiful large kitchen with ample base and wall units with plenty of space for dining. Feature bay window with views towards the

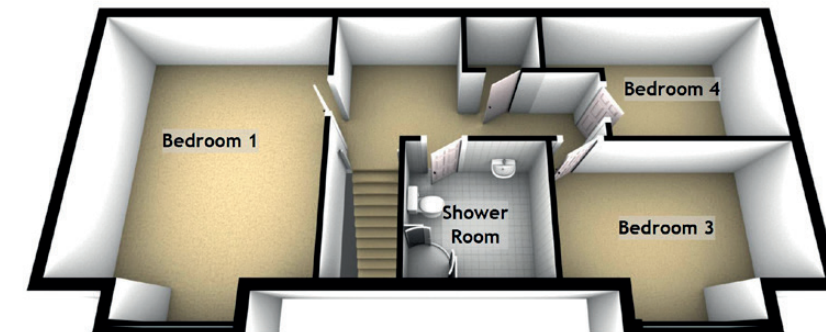
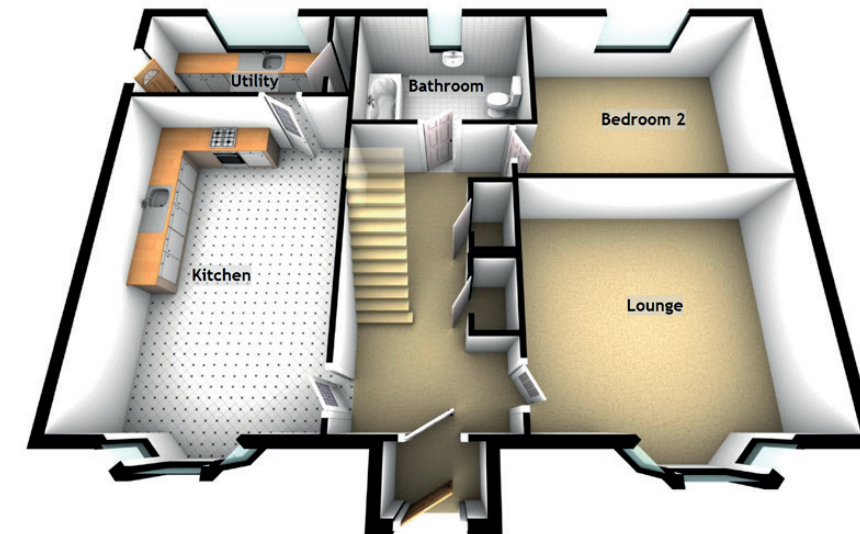
village and beyond. Bedroom two, large family bathroom, large utility room with deep Belfast style sink, space for appliances, access to the garden.

First floor; large landing, main bedroom, bedrooms two and three and a shower room with white suite and complementary tiling completes the accommodation. There are many cupboards throughout the property providing great storage space.

The garden is easily kept and is mainly laid to lawn with some lovely landscaped areas including a large patio area. An excellent well thought-out family property, which has been finished to a high standard, a wonderful place to call home.



“...BEAUTIFUL
LARGE KITCHEN
WITH AMPLE
BASE AND WALL
UNITS WITH
PLENTY OF SPACE
FOR DINING...”



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.20m (13'9")
Kitchen	5.90m (19'4") x 4.20m (13'9")
Utility	3.53m (11'7") x 1.80m (5'11")
Bedroom 1	4.80m (15'9") x 4.20m (13'9")
Bedroom 2	4.40m (14'5") x 3.50m (11'6")
Bedroom 3	4.09m (13'5") x 2.90m (9'6")
Bedroom 4	3.04m (10') x 2.30m (7'7")
Shower Room	2.60m (8'6") x 2.40m (7'10")
Bathroom	3.26m (10'8") x 2.40m (7'10")

Gross internal floor area (m²) - 160m²

EPC Rating - C

Extras
(Included in the sale)

Floor coverings, blinds and curtains where applicable, garden shed, there is the existing ruins in the garden which with the relevant planning could provide addition outside space providing flexible accommodation. Driveway providing parking for up to three cars, planning permission for garage has also been granted.

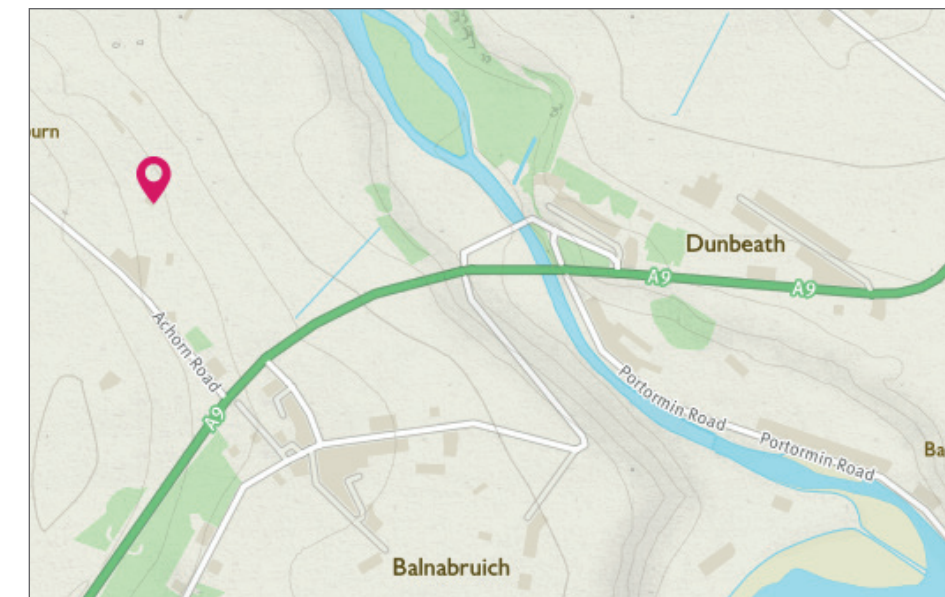


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