



Askival is situated in the village of Reay with a convenience store, filling station and garage, primary school, community centre, scenic harbour & the most northerly golf course on the UK mainland. Senior school pupils are bussed to Thurso High School. The property is adjacent to the popular North Coast 500 (NC500) route and 10 miles from Scrabster which has regular ferry services to Scrabster, Orkney. The area is popular with fishermen due to its abundant trout lochs and renowned salmon rivers, making the property an excellent location for a small guest house or Bed & Breakfast establishment as well as a family home.

Thurso is 10 miles away to the east and has many facilities including supermarkets, shops, railway station

with regular services to Inverness and connections to the rest of the UK. Wick Airport (31 miles away) has daily flights to Edinburgh and Aberdeen where domestic and international flights are available. Inverness, approximately two and a half hours drive away via the A9 trunk road, is one of the fastest growing cities in Europe and provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities.

The Scottish Highlands are a magnet for lovers of the outdoors and the ruggedness of the North-west Highlands, often referred to as the last great wilderness in Europe, boasts some of the most beautiful beaches and mountains in Scotland.



Reay

Askival

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this very attractive and spacious four-bedroom detached bungalow in a quiet location just off the village square at Reay, Caithness and within commuting distance of Dounreay, Thurso & Wick.

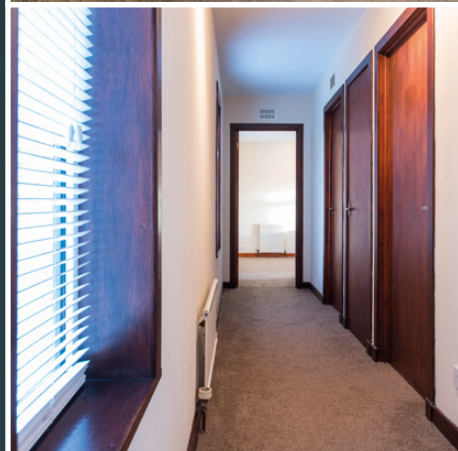
Originally constructed all on one level the property has been extended with the addition of a double-aspect bedroom (also ideal for a studio or office) above the garage to compliment the three original bedrooms. The lower accommodation further consists of entrance hallway, WC, utility area fitted for washing-machine, modern fitted kitchen (including double bowl sink, stoves LPG range cooker, dishwasher, wine fridge and integral microwave) with dining area/family room, inner hallway,

spacious lounge with feature stone fireplace and LPG fire, large modern conservatory and beautiful contemporary family bathroom with separate shower cabinet.

The property benefits from the provision of LPG central heating and double-glazing. The property sits back from the road and is accessed via a shared drive and leads to the large integral garage/workshop.

The extensive (2/3 acre) and private, rear garden is laid to lawn with the southerly aspect enjoying the maximum available sunlight.

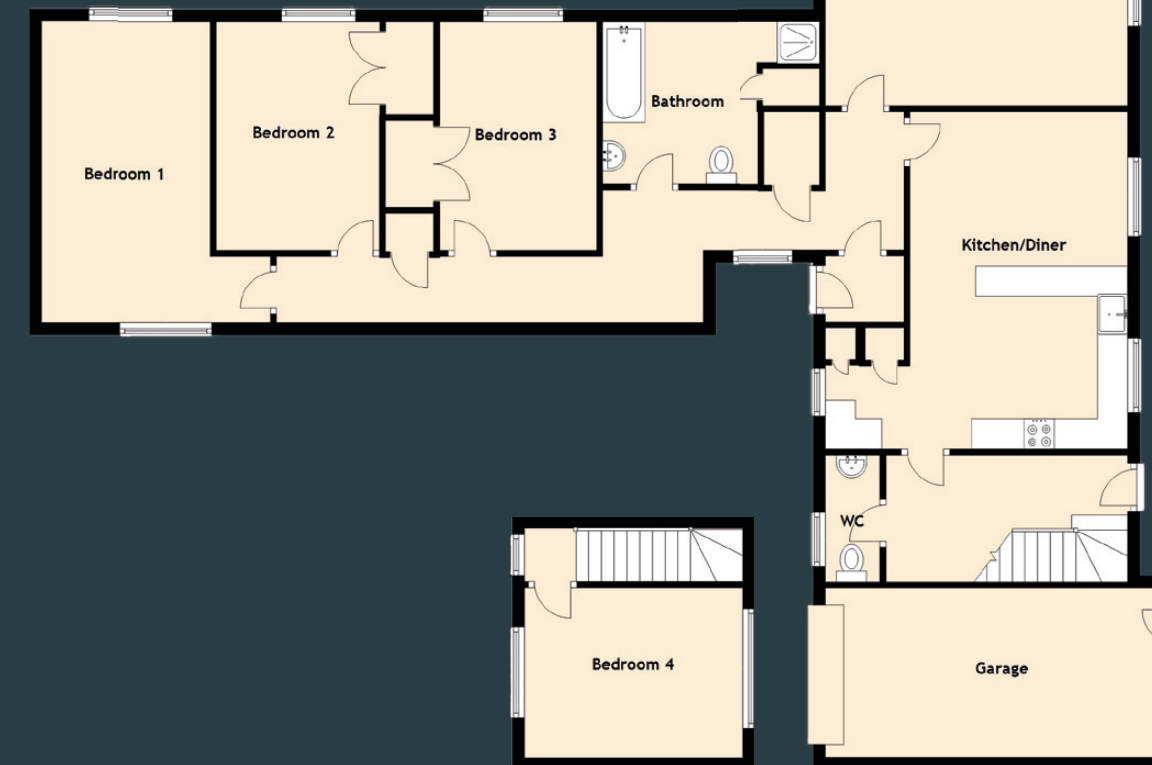
This lovely property would make an ideal family home with potential for Bed and Breakfast or holiday letting.





The Details

FLOOR PLAN | DIMENSIONS | LOCATION



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.60m (18'4") x 5.00m (16'5")
Lounge	5.00m (16'5") x 4.50m (14'9")
Conservatory	4.50m (14'9") x 3.50m (11'6")
Bedroom 1	4.99m (16'5") x 3.80m (12'6")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bedroom 3	3.80m (12'6") x 2.60m (8'6")
Bedroom 4	3.60m (11'10") x 2.80m (9'2")
Bathroom	3.60m (11'10") x 2.70m (8'10")
WC	2.10m (6'11") x 0.90m (2'11")

Gross internal floor area (m²): 156m²

EPC Rating: G

Extras (Included in the sale): LPG range cooker, dishwasher, wine fridge, integrated microwave and timber shed.

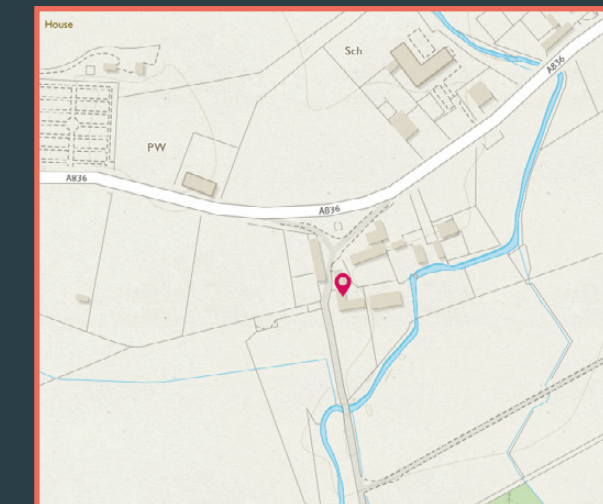


Image credit: <https://www.edmansurvey.co.uk/longer/>



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