



Georgesons
Estate Agents

Residential Property

Lower Pitcalnie, Nigg



The Property

A rare opportunity to purchase this charming stone built house with eight bedrooms (5 in the main house and 3 in the annex) set in 5 acres of glorious countryside. Currently operating as a successful Bed and Breakfast, the property is located in a prominent trading position close to Nigg Energy Park and just four miles off the A9 and the popular North Coast 500 Route. In good, neutral decorative order throughout, the main accommodation comprises lounge, sitting room, dining room, kitchen, utility room, five bedrooms, family bathroom and shower room. The detached annex comprises of three bedrooms, each with an en-suite and fitted wardrobes. The property benefits from double glazing and oil fired central heating throughout, complemented with a wood burning stove in the lounge. The gardens surrounding the property are well-maintained and mainly laid to lawn with established flower beds and shrubs. A tarred driveway leads to the parking area where there is space for several vehicles. Viewing is essential to appreciate this beautiful house.

1.5 Acres of woodland are available by separate negotiation

The Area

Located within the popular scattered community of Nigg, close to the beach where you can spot dolphins and Nigg Bay Nature Reserve where you can see many species of birds. Nigg Energy Park, a major employment centre of the area is close by. The Royal Burgh of Tain is approximately 5 miles distant and offers a wide range of services and facilities to include one major bank, a medical practice, Lidl, Co-op, Tesco, Asda, a variety of local shops and hotels, two primary schools and Tain Royal Academy being the secondary school. A number of recreational pursuits can be enjoyed in the area such as various golf courses including Royal Dornoch, Tain, Portmahomack, bowls, fishing, cycling and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. There is a railway station that gives access to Inverness, the Highland's capital city. The area itself is well known for its natural scenic beauty and abundance of wild life.



Wooden partially glazed door to –

Entrance/Utility – 2.3m x 2.25m. Accessing kitchen. Wall and base units. One double and one single power points. Vinyl flooring.

Lounge - 5.54m x 4.49m and **Sitting room** - 5.54m x 4.18m. Two rooms opened up to create a large open plan living area with triple aspect windows. 7kw wood burning stove with tiled hearth and backplate. Radiator. Three double and three single power points. Smoke Alarm. TV point. Carpet Flooring



Kitchen – 6.25m x 3.02m. Base units with composite sink and drainer. Dishwasher. Larder cupboard. Boiler cupboard. Five double power points. Two single power points. Smoke alarm. Vinyl flooring. Door to –



Dining Room – 4.47m x 3.80m. One double power points. One single power point. Smoke alarm. Radiator. Cupboard. Carpet Flooring. Door to –



Bathroom: – 3.00m x 2.00m. Suite consisting bath, WC and pedestal wash hand basin. Shower enclosure with thermostatic mixer shower. Heated towel rail. Radiator. Vinyl flooring. .



Hall – 4.50m x 2.80m. Accessing lounge and dining room and stairs to first floor. Storage cupboards. One single power point. Telephone socket. Double glazed PVC external door.

Bedroom 1 – 4.43m x 3.77m. Double aspect room. Radiator. Two single power points. Cupboard. Carpet flooring.



Bedroom 2 – 3.43m x 3.10m. Radiator. Two single power point. TV point. Carpet flooring.



Bedroom 3 – 4.43m x 4.15m. Radiator. One double and one single power points. TV point. Carpet flooring.

Bedroom 4 – 3.10m x 2.77m. Radiator. One Double power point. One single power point. TV point. Carpet flooring.

Bedroom 5 – 4.18m x 2.70m. Fitted wardrobe. Radiator.. Two single power points TV point. Carpet flooring.

Shower Room – 3.0m x 2.0m. Suite consisting WC and pedestal wash hand basin. Shower enclosure with thermostatic mixer shower. Radiator. Shaving point. Laminate flooring.

Storage/linen Cupboard – Good sized storage cupboard.

Annex Bedroom 1 with En-suite – 3.70m x 2.80m. Fitted wardrobe. Three double power points. Two single power points. TV point. Carpet flooring. **En-suite** - Shower enclosure with thermostatic mixer shower, WC and pedestal wash hand basin. Extractor fan. Laminate flooring

Annex Bedroom 2 with En-suite – 3.70m x 3.00m Fitted wardrobe. Three double power points. TV point. Carpet flooring. **En-suite** - Shower enclosure with thermostatic mixer shower, WC and pedestal wash hand basin. Extractor fan. Laminate flooring.

Annex Bedroom 3 with En-suite – 5.30m x 3.70m. Fitted wardrobe. Three double power points. Two single power points. TV point. Carpet flooring. **En-suite** - Shower enclosure with thermostatic mixer shower, WC and pedestal wash hand basin. Extractor fan. Laminate flooring.



Garden - Well established garden set in 5 acres of land with large pond. Garden to front and rear. Driveway with parking for several cars. Clothes drying facilities. Lawn areas with trees, shrubs and flower borders. Greenhouse. Oil tank. Annex with 3 bedrooms and extra storage.



Postcode – IV19 1QX

Council Tax – Band F EPC E54

Price – Offers over £450,000 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.

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