




McEwan Fraser Legal
Solicitors & Estate Agents
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Garagh Cante
DUNBEATH, CAITHNESS, HIGHLAND, KW6 6EA



Dunbeath

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Garagh Cante is located within easy reach of the A9 trunk road giving good access to local services at Dunbeath with Wick (twenty-one miles) and Thurso (twenty-eight miles) also within commuting distance.

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, health centre, Post Office and shop. Dunbeath village is famous for being the birthplace of the novelist Neil Gunn, the local area and its people provided inspiration for many 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 Dunbeath Strath along which there are several brochs (ancient fortified houses). The harbour has fine views looking across to Dunbeath Castle.

Nearby Wick has a greater range of shops, services, supermarkets and medical facilities are provided at Caithness General Hospital. Wick Airport offers daily flights to Edinburgh and Aberdeen where further domestic and international connections are available. Secondary schooling is provided at the new campus of Wick High School with free transport provided for pupils by Highland Council.

Inverness, less than two hours drive away via the A9 trunk road, provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. A regular rail service links Wick to Inverness and inter-city train connections to the south. Inverness Airport has direct flights to UK and European destinations including London and Amsterdam.

The Scottish Highlands provide unrivalled opportunities for outdoor activities and the ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, offers some of the most beautiful beaches and mountains in Scotland.

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





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McEwan Fraser Legal are delighted to offer an exciting opportunity to purchase this beautifully presented and spacious five-bedroom Victorian detached stone villa, built around 1850. This former manse has been upgraded and improved in recent years whilst retaining many period features including original fireplaces in most rooms. The property is only twenty-one miles south of Wick, being situated in the attractive coastal village of Dunbeath.

The accommodation of this lovely home is laid out over two levels with the ground floor consisting of entrance vestibule, inner hallway, spacious lounge with multi-fuel stove, dining room (could be used as a bedroom) with remote control 2kw electric fire in an ivory wooden surround, modern fitted kitchen with LPG (gas) Rangemaster cooker, island unit and dishwasher, cloakroom with adjacent shower-room including WC and basin, large passageway offering great storage leading to utility area/workshop and large garage.

The upper floor has a split-level landing with all five bedrooms on this floor along with the family bathroom featuring a spa bath. The property benefits from oil-fired central heating and recently installed double glazing.

Garagh Cante sits in substantial garden grounds of approximately 1.5 acres. The garden is laid mainly to lawn offset with shrubs and trees. The house is approached via a sweeping tarred driveway leading to a paved parking area suitable for a number of vehicles.

This beautiful property would make a lovely family home with Bed & Breakfast potential.





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Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.60m (18'4") x 4.20m (13'9")
Kitchen	5.00m (16'5") x 4.30m (14'1")
Dining Room	4.20m (13'9") x 3.20m (10'6")
Bathroom	2.70m (8'10") x 2.00m (6'7")

First Floor	
Bedroom 1	5.40m (17'9") x 4.20m (13'9")
Bedroom 2	4.30m (14'1") x 3.10m (10'2")
Bedroom 3	4.70m (15'5") x 2.80m (9'2")
Bedroom 5	2.30m (7'7") x 2.20m (7'3")
Bedroom 4	3.40m (11'2") x 2.30m (7'7")
Bathroom	3.10m (10'2") x 2.00m (6'7")

Gross internal floor area (m²): 174m² | EPC Rating: E

Extras (Included in the sale): LPG Range cooker, dishwasher, curtains and fitted floor coverings.

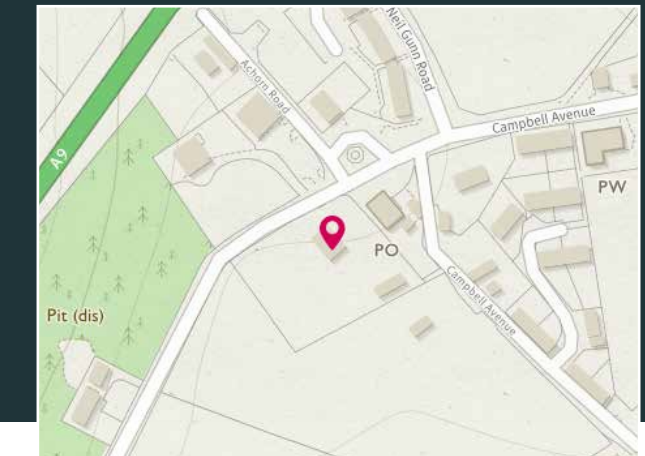


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