



solicitors • estate agents

Young Robertson & Co.



**29 TRAIL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

CLAIRRUADH, WESTSIDE, DUNNET

Architecturally designed to make the most of the spectacular coastal and sea views to Dunnet Bay and Beach is this impressive three bedroom bungalow with detached double garage, garden and paddock that extends to approximately 5 acres of ground. The property is surrounded by garden grounds to all elevations and is approached from the privately owned gated driveway. Offering excellent storage and well-proportioned rooms the property benefits from uPVC double glazed windows and doors. The oil central heating is further enhanced by a wood burning stove in the living room which is set in an attractive Caithness stone fireplace with raised hearth. The expansive open plan kitchen diner offers panoramic views and sliding patio doors offer access to the raised wrap around patio. The master bedroom has double aspect windows, two integral double wardrobes and en suite shower room. There are two further double bedrooms, also with integral wardrobes, and a family bathroom. A convenient WC can be found off the utility room. Within walking distance to Dunnet village with its village hall, hotel, distillery and the famous Dunnet Beach. Viewing is highly recommended.

OFFERS OVER £264,000

Entrance Vestibule 1.98m x 1.27m 6'06" x 4'02"

Partially glazed uPVC front door with side panel. Tiled flooring. Timber french doors with side panels to hall.

Hallway

T-shaped carpeted hallway. Double doors to large shelved airing cupboard housing the hot water tank. Two radiators. Large storage cupboard with shelf and cloak cupboard with shelf and coat hooks. Window to front.

Living Room 5.07m x 4.95m 16'07" x 16'03" max

Timber French doors with side panels. Impressive Caithness stone fireplace with raised hearth and wood burning stove. Wall lights. Four windows all with impressive views to Dunnet Bay. TV, Satellite and telephone connection. Carpet. Radiator. Dimmer switch.

Kitchen Diner 5.66m x 5.17m 18'06" x 16'11"

Open plan kitchen diner offering excellent countryside and sea views to Dunnet Bay. Fully fitted kitchen with eye and base level units with work top space and splash back tiling. 1½ bowl sink with mixer tap and drainer. Built in Electrolux oven with large four ring induction hob and extractor above. Spotlights. Laminate flooring. Double sliding doors to raised patio. Telephone point. Radiator.

Utility Room 3.58m x 1.87m 11'09" x 6'02"

Ample fitted work top space. Stainless steel sink with drainer and double unit below. Services for washing machine. Space for fridge freezer and tumble dryer. Cupboard housing electrics. Hatch access to the loft. Vinyl flooring. Partial wood lining to walls. Clothes pulley. Hatch access to loft with fitted pull down loft ladder. Loft space is insulated and partially floored.

WC 1.80m x 0.89m 5'11" x 2'11"

Wash hand basin with splash back tiling. WC. Radiator. Vinyl flooring. Window to rear.

Master Bedroom 5.03m x 3.78m 16'06" x 12'05" max

Double aspect windows. Two radiators. Carpet. Two sets of sliding doors to built in wardrobes with hanging rail and shelving.

En Suite 2.42m x 1.40m 7'11" x 4'07"

Large tiled shower enclosure with Mira excel shower and double folding doors. WC with push top flush. Wash hand basin with splash back tiling, shelf, mirror and shaver point light above. Shelving brackets to wall. Tiled flooring. Window to side. Extractor. Radiator.

Bedroom 2 4.06m x 3.20m 13'04" x 10'06" max

Sliding double doors to built in wardrobe with hanging rail and shelf. Carpet. Window to rear. TV point. Radiator.

Bedroom 3 3.20m x 3.14m 10'06" x 10'03" max

Sliding double doors to built in wardrobe with hanging rail and shelf. Carpet. Window to rear. Radiator.

Bathroom 2.83m x 1.98m 9'03" x 6'03"

Double ended bath with centre taps and shower tap attachment. Wash hand basin with mixer tap and shaver point light above. WC with push top flush. Partial tiling to walls. Radiator. Vinyl flooring. Mirror to wall.

Garage 8.07m x 6.21m 26'05" x 20'04"

Up and over electric door to large double garage.. Window to rear. Pedestrian access to side. Power and lighting.

Garden

The property is surrounded by garden grounds to all elevations. Laid to grass and bounded with timber fencing. A private drive leads to the property which offers ample parking and turning area for several vehicles. Outside tap. Oil tank.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band E. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

D

Postcode

KW14 8YD

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £264,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Direction

From Dunnet (A836) take the turning onto the B855 (sign posted for Brough and Dunnet). Continue along this road crossing a small bridge and carrying on straight ahead on the road signposted for Mary-Ann's Cottage. Continue for approximately 0.5 miles taking the second road to the right where you shall find the property.

Location

Dunnet is a popular coastal village approximately 3 miles from Castletown and in the region of 8 miles from Thurso. Offering one of the most stunning beaches in the County, the village provides an excellent local hotel, sub Post Office and community hall. Village shopping facilities, primary schooling and a local Doctor are available at Castletown. Thurso one of the two main towns of the district and has full shopping, banking, professional, medical, educational and recreational facilities. From Thurso there are regular bus and rail services south and from Wick Airport approximately twenty miles south there are regular schedule air services south. Inverness is approximately 2 hours' drive south.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.