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Young Robertson & Co.

ASKING PRICE £5,000 BELOW HOME REPORT VALUE



KIDAGACH, HILL OF FORSS, JANETSTOWN, THURSO

Immaculate four bedroom detached bungalow with integral garage. This spacious and flexible accommodation is ideal for the growing family. Enjoying superb countryside views to all elevations with coastal views towards Orkney from the lounge and kitchen diner. Decorated to a high standard throughout, the property has a high quality fitted kitchen with large range cooker and the lounge enjoys large double aspect windows and has a marble ornate fireplace making an attractive focal point. A snug offers convenient additional living space and the property benefits from uPVC double glazing and oil central heating. The utility room can be accessed off the kitchen and the garage also has direct access to the property. The main bedroom has an en-suite shower room and the family bathroom is fitted with a four piece suite. Outside are extensive garden grounds with areas of lawn and a large enclosed patio area. Well-established trees and shrubs create natural shelter and privacy. A tarmac driveway leads to the front of the garage and offers parking for several cars. Viewing is highly recommended.

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OFFERS AROUND £195,000

Entrance Vestibule **2.24m x 1.39m 7'04" x 4'07"**

UPVC front door with glazed panel. Wood effect vinyl flooring. Window to side. Radiator.

Snug/Hallway **28'11" x 21'07"**

L shaped hallway incorporating a generous sized snug. Solid wood custom built bar which may be included in the sale. TV point. Spotlights. Window to front. Cupboard with shelving housing the hot water tank. Access to under floor area and hatch access to the loft. Three radiators. Carpet.

Lounge **7.28m x 4.93m 23'10" x 16'02"**

Double aspect large picture windows with views over the garden, to the coast, Pentland Firth and Orkney Isles. Two radiators. TV point. Ornate marble fireplace with real gas flame fire insert – not currently in use. Carpet.

Kitchen **5.28m x 3.22m 17'03" x 10'06"**

Fully fitted high quality kitchen with various eye and base level units with work top space and splash back panelling. Carron phoenix sink with mixer tap and drainer. Leisure range cooker with 5 ring gas hob, additional electric ring and electric oven with contemporary extractor hood above. Fridge and dishwasher. Radiator. Tile effect laminate flooring. TV point. Radiator. Double aspect windows. Glazed panel door to vestibule.

Utility Room **3.50m x 1.81m 11'05" x 5'11"**

Large shelved storage cupboard with overhead storage. Stainless steel sink set in base unit with work top space and splash back tiling. Services for washing machine and dryer. Space for tumble dryer. Spotlights. Carpet. Radiator.

Rear Vestibule **2.06m x 1.26m 6'09" x 4'01"**

Tiled flooring. Radiator. Glazed door to garden. Door to integral garage.

Bedroom 1 **4.71m x 3.40m 15'05" x 11'02"**

Fitted Ashley Ann bedroom furniture with various wardrobes and drawer units. Window to side. Carpet. Radiator. TV point. Main telephone point.

En Suite **2.04m x 1.96m 6'08" x 6'05"**

Recessed shower enclosure with thermostatic power shower. WC. Wash hand basin with mirror above. Vinyl flooring. Radiator. Spotlights. Extractor.

Office/Bedroom 4 **2.79m x 2.71m 9'01" x 8'10"**

Window to front. Carpet. Radiator. Telephone point extension from bedroom 1. Built in solid wood shelving. Currently utilised as an office this could easily be used as a fourth bedroom.

Bedroom 2 **5.19m x 3.39m 17'00" x 11'01"**

Fitted Ashley Ann bedroom furniture with wardrobes, overhead storage and vanity unit. Carpet. Radiator. Spotlights. TV point. Window to side.

Bedroom 3 **3.91m x 3.88m 12'10" x 12'08"**

Ashley Ann fitted bedroom furniture with wardrobe and vanity unit. Window to side. Carpet. Radiator. TV point.

Bathroom **2.80m x 2.70m 9'02" x 8'10"**

Corner bath with shower tap attachment. Recessed shower enclosure with electric mira shower, fully tiled. WC. Wash hand basin with mirror above. Partial tiling to walls. Radiator. Vinyl flooring. Window to front. Spotlights. Extractor.

Garage **5.24m x 4.72m 17'02" x 15'06"**

Double garage with electric up and over door. Water and power. Window to side. Storage area with coat hooks and housing the boiler.

Garden

The property has a fully enclosed low maintenance garden to the front of the property. Fully fenced with stone chipped and paved areas with raised borders. The remainder of the large extensive garden grounds are also enclosed and laid to grass, bordered with trees and mature shrubs creating natural privacy and shelter. A timber shed is also included in the sale and a tarmac driveway offers parking for several cars.

General Information

The floor coverings, blinds and light fittings 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

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Postcode

KW14 7XQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Around £195,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Approximately 2 miles from the centre of Thurso. Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.

Directions

From Thurso continue on the A836. Take the turning to the left handside signposted Janetstown. Continue up this road and the property can be found on the right hand side (approximately the third house on the right hand side).



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.