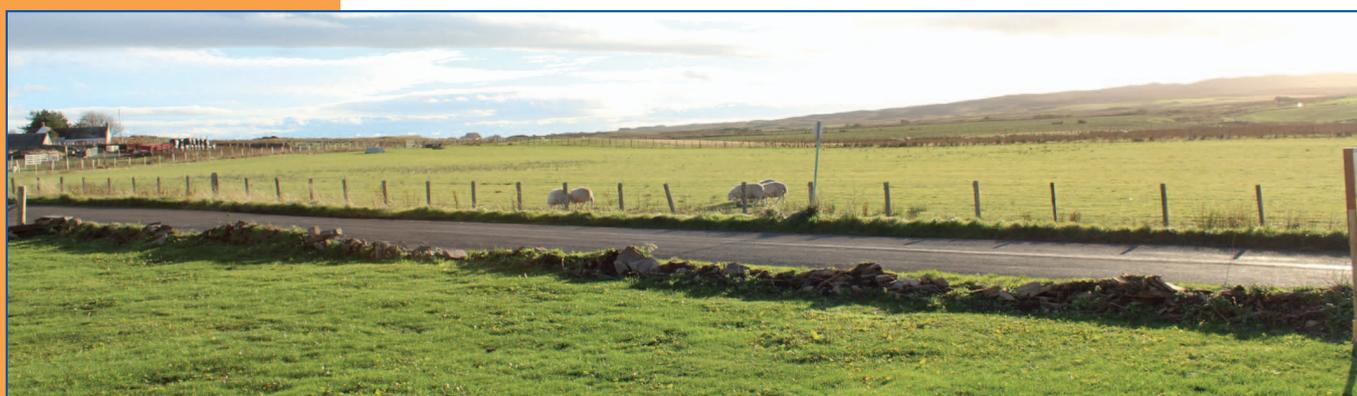


solicitors • estate agents

Young Robertson & Co.



29 TRAILL 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

caithnessproperty.co.uk 

NEW BUILD, THRUMSTER MAINS, THRUMSTER

Three bedroom bungalow with garage sitting in its own grounds and located on the Tannach Road giving panoramic views across the open countryside. This spacious new built bungalow has been finished to a high standard with uPVC double glazing throughout which is oak coloured on the outside and white on the inside to match with the use of solid oak used throughout the build. The internal doors have been fitted with brushed steel handles. The ceilings throughout are fitted with spotlighting. Oil fired central heating system. Accommodation consists of lounge, kitchen/diner, conservatory, utility room, three bedrooms (one with ensuite) and family bathroom. The long garage can hold two cars and is fitted with an electric up and over door. There is a slabbed patio area to the side which is accessed from the conservatory. There is offroad parking to the front and side for multiple vehicles. Viewing is recommended to appreciate the location, views and the size and quality of this newly built bungalow.

FIXED PRICE £185,000

Vestibule **2.12m x 1.47m 6' 11" x 4' 10"**

Upvc partial glazed entrance door with fully glazed panels to either side giving natural daylight. Radiator. Spotlight to ceiling.

Hallway

Glazed door fitted with lock. Storage cupboards fitted with a set of three sliding doors which are metal with an oak veneer exterior, there is an internal light to ceiling and housing electrics. Two double radiators. Hatch to attic space. Spotlighting to ceiling.

Kitchen/diner **5.59m x 3.74m 18' 4" x 12' 3"**

Modern high gloss cream wall and base units with fitted solid oak worktops. Nicely matched black ceramic sink with mixer tap. Integral larder fridge/freezer and integral dishwasher. Fitted electric cooker with electric hob and stainless steel cooker hood above. Two large windows facing to the front giving views across the countryside. Two double radiators. Spotlighting to ceiling. Open wall with one step down into the conservatory.

Conservatory **3.40m x 3.25m 11' 2" x 10' 7"**

Hexagon shaped and positioned to give fabulous view across the open countryside. Fitted with solid oak sills beneath the windows. Double patio doors out onto a paved patio area to the side. Double radiator. Spotlighting to ceiling.

Utility room **2.60m x 1.76m 8' 6" x 5' 9"**

Fitted larder and base units in the same cream high gloss finished doors as the kitchen. Fitted with solid oak worktop with space below. Half glazed uPVC door to rear giving natural daylight. Radiator. Spotlighting to ceiling.

Lounge **5.61m x 3.75m 18' 5" x 12' 3"**

Large picture window to front giving view across the open countryside. Two double radiators. Spotlighting to ceiling. T.V. point.

Bathroom **3.13m x 2.08m 10' 3" x 6' 10"**

Beautiful four piece suite comprising bath which has a modern square shaping to it with tiled splashback and is fitted with waterfall mixer tap, corner shower unit fitted with mains shower and large showerhead with large modern tiling to walls and steam extractor above, W.C. of square shape to match the bath and handbasin which is fitted with a waterfall mixer tap and has a unit below. Double radiator and heated towel rail to wall. Spotlighting to ceiling. Opaque window facing to front.

Master bedroom **3.57m x 3.33m 11' 8" x 10' 11"**

Wall of fitted wardrobes with two mirrored sliding doors. Window facing to rear. Double radiator. Spotlighting to ceiling. T.V. point. Door to ensuite.

Ensuite **3.31m x 1.45m 10' 10" x 4' 9"**

Three piece suite comprising large walk-in shower which is fully tiled with large modern tiling and fitted with a mains shower with swan neck shower unit. There is a steam extractor to the shower ceiling. W.C. and handbasin with unit below. Heated towel rail to wall. Opaque window facing to rear. Spotlighting to ceiling.

Bedroom 2 **3.58m x 3.14m 11' 9" x 10' 4"**

Wall of fitted wardrobes with three sliding doors, the doors are metal with an oak veneer exterior. Window facing to front. Double radiator. Spotlighting to ceiling.

Bedroom 3 **3.24m x 2.68m 10' 7" x 8' 8"**

Window facing to rear. Double radiator. Spotlighting to ceiling.

Garage **8.9m x 3.35m 26' 10" x 10' 11"**

Fitted with an electric operated up and over rolling door. Window facing to side. Strip lights to ceiling. The walls are plasterboard finished. Concrete floor. Fitted with power. Security light fitted above the garage door.

Garden ground

An area of garden ground surrounds the property which is laid to grass and could be landscaped. There are trees to the rear and side.

Council Tax

The subjects are in band D

EPC Rating

To follow

Postcode

KW1 5TX

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Fixed Price £185,000 should be submitted to our Wick office.

Office Hours

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

Location

Thrumster is approximately five miles from Wick and has its own Church, local school and pub. Wick one of the two main towns of the district has shopping, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. 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.

