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Young Robertson & Co.



CRUACHAN, DUNCANSHILL, THURSO

This stylish 5 bedroom property which has been renovated internally, boasts a stylish lounge with French doors leading onto a patio area that offers superb panoramic views of the Pentland Firth. The large kitchen/dining /family room is the heart of this beautiful home which has been finished off with an Ashley fitted kitchen with good quality appliances. The kitchen has been well positioned within the home to enjoy the scenic location of this detached villa. The contemporary family bathroom has been tastefully finished off in a modern walnut finish, again designed by Ashley Ann with light contrasting flooring. Downstairs there is a bedroom to the front elevation with a further WC and study. Upstairs are a further 4 bedrooms, all with decent storage space and neutrally decorated throughout with shower room. An integral garage with an electric door offers more storage for this deceptively large family home. The grounds are located in a generous garden plot with mature shrubs and flowers. In the summer months, the gardens to the front and rear of the property are an abundance of colour. The rear gardens are fully enclosed and are ideal for families with animals and children. This property must be seen to appreciate the size and quality of accommodation that this property has to offer.

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OFFERS OVER £225,000

Front Hallway

Leading in off the Glazed front door, this open hall is very bright and neutrally decorated. There is a wall mounted thermostatic control and oak doors leading to the downstairs bedroom, family bathroom and lounge.

Lounge

6.71m x 4.13m 22" x 13' 7"

Triple aspect room with attractive oak effect surround with electric fire insert. Fitted carpet. Two radiators. Wall lights.



Kitchen/Diner

7.3m x 4.1m 23' 11" x 13' 5"

The modern fitted kitchen has been well laid out with plenty of storage space and has a built in hob/oven, dishwasher, stainless steel sink and laminate worktops. Oak effect vinyl flooring.



Utility Room

3.24m x 2.23m 10' 8" x 7' 4"

The utility room offers impressive views from the aluminium double glazed rear window. There is an original Belfast sink with taps. To the floor there has been vinyl fitted and an exceptionally large storage cupboard for linen and towels. A doorway gives access to the garage and office.

Toilet

1.1m x 0.97m 3' 7" x 3' 2"

Two piece white bathroom suite comprising of a WC and wash hand basin.

Office

2.98m x 2.96m 9' 9" x 9' 9"

The office is ideally located to the rear of the house and has been neutrally decorated with fitted beige carpet.

Bedroom 1

3.88m x 3m 12' 9" x 9' 10"

Bedroom 1 is located just off the downstairs hallway. Rear facing, this is a bright double bedroom which looks onto the rear garden.

Family Bathroom

2.7m x 1.86m 8' 10" x 6' 1"

The family bathroom is entered from an oak panel door and is well laid out. This bathroom has been fitted by Ashley Anne with modern white bath, built in WC, sink and mirror. There is white contrasting vinyl fitted to the floor with a towel ladder radiator.

Stairs Just off the front inner hallway, the solid wooden stairs give access to the upstairs bathroom and further bedrooms.

Master Bedroom

5.03m x 4.16m 16' 6" x 13' 8"

The Master bedroom is located to the left of the stairwell. This is a very open

room with excellent views towards Thurso and Scrabster Bay. This stylish room has a fitted carpet, feature light fitting, is neutrally decorated with beige flooring.

Bedroom 3

3.16m x 2.2m 10' 4" x 7' 3"

This single bedroom is rear facing and would make a great study. There is a central heating radiator, fitted carpet and ceiling light.

Bedroom 4

4.89m x 3.27m 16' 1" x 10' 9"

Double bedroom with fitted carpet and built in wardrobe. This is a bright bedroom which looks onto the Pentland Firth.

Bedroom 5

3.47m x 3.22m 11' 5" x 10' 7"

This double bedroom is rear facing with painted skirtings and facings. There is an oak door leading into a storage cupboard. This room is bright with neutral fitted carpet.

Upstairs Shower room

2.33m x 1.49m 7' 8" x 4' 11"

This room has an opaque glass window with a 3 piece white bathroom suite. The shower has wet wall fitted and a power shower unit. There are elevated views from this room with modern vinyl flooring.

Garage

5.48m x 3.33m 18' 0" x 10' 11"

The garage is of single block construction with an electric up and over door. A door gives access to the exterior. In the garage there is mains power and a step up into the utility room.

Gardens

The property is set in a secluded landscaped garden plot with mature trees and shrubs. To the side of the property is an additional piece of ground which could be used for further storage or a workshop subject to planning consent.

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

F

Postcode

KW14 8YN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £225,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Approximately 1.5 miles from 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.

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.