



solicitors • estate agents

# Young Robertson & Co.



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## 4 ROADSIDE, GILLOCK, WICK

Located in the picturesque hamlet of Gillock is this well presented three bedroom semi-detached bungalow that enjoys superb countryside views. Only a short drive from Thurso and on the school bus route the property benefits from gas central heating and double glazed windows and doors. Accommodation comprises vestibule, hallway, spacious living room, modern fitted kitchen, utility area, bathroom and three good sized double bedrooms. Outside there is a good sized front and rear garden with a driveway to the side offering off-road parking for several cars. Making an excellent family home viewing is highly recommended.

**OFFERS OVER £79,500**

### **Vestibule** **1.51m x 1.51m 4'11" x 4'11"**

Partially glazed timber front door. Coat hooks to wall. Fitted storage cupboards. 15 panel glazed door to hallway.

### **Hallway**

Laminate flooring. Radiator. Hatch access to the loft. Storage cupboard housing the electrics.

### **Living Room** **4.95m x 3.41m 16'3" x 11'2"**

Gas fire set on Caithness stone hearth and surround. Window to front. TV and telephone point. Laminate flooring. Recessed shelving unit with storage unit below. Radiator. Storage cupboard.

### **Kitchen** **3.44m x 2.29m 11'3" x 7'6"**

Modern fitted galley style kitchen with splash back tiling and work top space. Fitted single oven with hob. Stainless steel sink with mixer tap and drainer. Services for washing machine. Laminate flooring. Window to side.

### **Utility** **2.19m x 1.72 7'2" x 5'7"**

Partially glazed uPVC rear door. Laminate flooring. Space for fridge freezer, tumble dryer etc.

### **Bedroom 1** **3.85m x 3.41m 12'7" x 11'2" max**

Window to front. Door to fitted cupboard with hanging rail and shelf. Carpet. Radiator.

### **Bedroom 2** **3.87m x 3.40m 12'08" x 11'02"**

Window to rear. Carpet. Radiator. TV point. Two fitted cupboards with hanging rail and shelf.

### **Bedroom 3** **3.44m x 3.05m 11'3" x 10'**

Window to rear. Door to fitted cupboard with hanging rail and shelf. Carpet. Radiator.

### **Bathroom** **1.83m x 1.83m 6' x 6'**

WC with push top flush. Wash hand basin with tiled splashback. Bath with shower tap attachment, splash back tiling and wet wall. Carpet. Window to rear. Radiator.

### **Garden**

The front and rear gardens are laid mainly to grass with occasional trees and shrubs. Fully enclosed to the front and rear with a combination of fencing and dry stone walls. A driveway to the side of the property offers off road parking for several cars.

### **General Information**

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

### **Council Tax**

The subjects are in band A. 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**

KW1 5UR

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

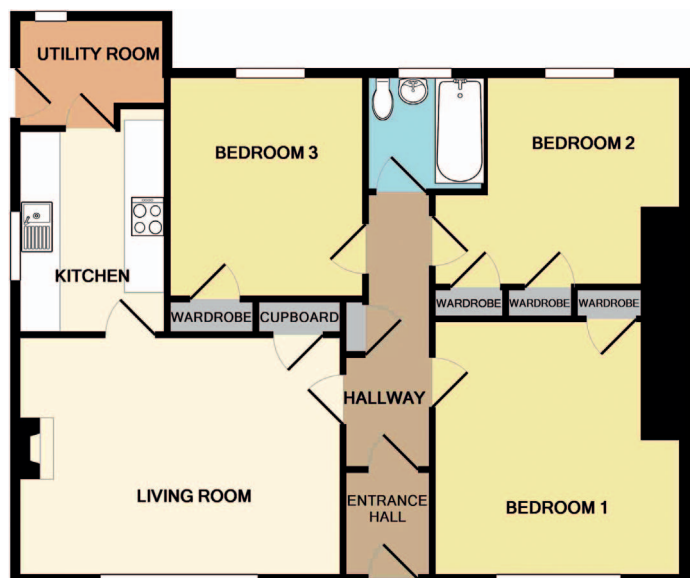
Offers over £79,500 should be submitted to our Thurso Office.

### **Office Hours**

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

### **Location**

Gillock is a small rural village midway between Thurso and Wick with both towns less than 20 minutes comfortable drive away, making it ideal for commuting. Thurso, one of the two main towns in the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services and from Wick airport which is approximately 20 miles south there are regular scheduled air services. The city of Inverness is approximately two and a half-hours' drive.



*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.*