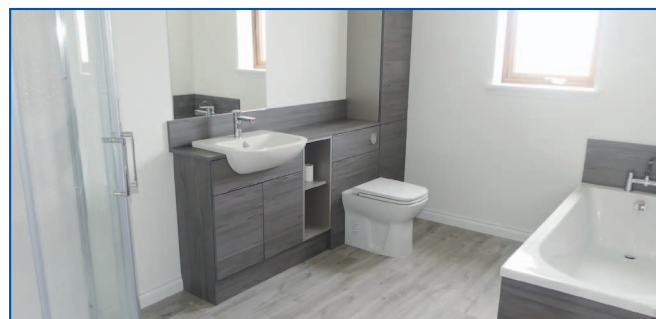




Young
Robertson
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solicitors • estate agents

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DUNNET VIEW, MURKLE, THURSO

Providing generous and spacious living accommodation is this newly constructed three bedroom detached property with integral garage that also offers a further development opportunity. Built to a high standard this walk in property is situated in an elevated position enjoying views to all elevations including far reaching views to Dunnet Head and the famous Dunnet sands and beyond. Immaculately presented the property benefits from underfloor heating throughout and uPVC double glazed windows and doors. There is also a provision for the addition of a staircase to the first floor which has fitted windows and trusses suitable for further development. The double aspect lounge has a large picture window to the front and the stylish kitchen diner has integral appliances and sliding patio doors. The spacious family bathroom has a four piece suite and all the bedrooms have fitted integral wardrobes with the airy master bedroom having a contemporary fitted ensuite with walk in shower. Outside is a large garden and wide driveway that offers ample turning space and parking for several cars. The location of Dunnet View is a must for anyone looking for rural living yet within a short drive from Thurso and all its amenities. Making a desirable family home viewing is highly recommended.

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OFFERS OVER £240,000

Entrance Vestibule **2.60m x 1.57m 8'6" x 5'2"**

Partially glazed uPVC front door. Window to front. Oak flooring. Spotlights. Partially glazed door to hallway.

Hallway

L-shaped hallway with oak flooring. Cupboard housing the heating system and offering excellent storage. Spotlights.

Living Room **4.94m x 4.71m 16'2" x 15'5"**

Partially glazed door from hallway. Large picture window to front, and window to side. Oak flooring. Telephone, TV and satellite connection.

Kitchen/Diner **8.58m x 3.19m 28'2" x 10'5"**

Large room with attractive fitted kitchen with splash back, integrated Caple appliances including a fitted single oven at eye level, four ring hob with extractor and dishwasher. Vinyl flooring. Spotlights. Window and sliding patio doors to front.

Master Bedroom **4.91m x 4.90m 16'1" x 16'**

Window to rear. Triple sliding mirrored doors to built in wardrobe with fitted shelving and hanging rail. Carpet. TV point. Door to en suite.

En Suite **3.42m x 1.51m 11'3" x 4'11"**

Large walk in shower with wet wall, contemporary tiling and twin head thermostatic shower. Fitted bathroom furniture with back to wall WC and wash hand basin with mixer tap. Mirror to wall. Window to rear. Towel radiator. Extractor. Spotlights. Vinyl flooring.

Bedroom 2 **4.02m x 3.43m 13'02" x 11'03"**

Mirrored double doors to built in wardrobe with fitted shelving and hanging rail. Carpet. TV point. Window to rear.

Bedroom 3 **3.43m x 3.29m 11'03" x 10'09"**

Mirrored double doors to built in wardrobe with fitted shelving and hanging rail. Carpet. TV point. Window to rear.

Bathroom **3.43m x 2.45m 11'3" x 8'**

Bath with mixer tap and wet wall. Quadrant shower enclosure with thermostatic shower and wet wall. Fitted bathroom furniture with back to wall WC and wash hand basin with mixer tap. Mirror to wall. Spotlights. Extractor. Window to rear. Towel radiator. Vinyl flooring.

Inner Hallway **2.40m x 1.22m 7'10" x 4'**

Spotlights. Wooden flooring. Door to garage.

Garage **5.92m x 4.05m 19'05" x 13'03"**

Electric up and over door. Electric to wall. Power. Water. Pedestrian door to utility room. Window to side. Hatch access to the loft.

Utility Room **4.5m x 1.96m 13'03" x 6'05"**

Fitted eye and base level units with work top space and splashback. Boiler. Services for washing machine, space for tumble dryer. Extractor. Window to rear. Partially glazed UPVC door to garden. Vinyl flooring.

Garden

The property is surrounded by garden ground to all elevations that is fully fenced and laid to grass. A large driveway offers ample turning and parking space for several cars.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. There is also a provision for the addition of a staircase to the first floor which has fitted windows and trusses suitable for further development, subject to suitable planning consents. 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

C

Postcode

KW14 8YS

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £240,000 should be submitted to our Thurso Office.

Office Hours

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

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.

