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OWLS REST, KNOCKGLASS, WATTEN

A four bedroom bungalow with a large purpose built shed set in an acre of garden ground and situated on the B870 just a short distance from the A9. Built in 2009 the property benefits from uPVC double glazing throughout and oil fired central heating which is further enhanced by a multi-fuel burner to the lounge. Accommodation comprises lounge, sun room, kitchen/diner, hallway, four bedrooms (one with ensuite), bathroom and W.C. A large purpose built shed to the rear consists of a large open area with a walled and roofed room to the far end which has attic storage space above it. The large area of garden ground to the rear is laid mainly to grass with trees, shrubs and flowers. There is offroad parking to the front which can accommodate multiple vehicles. A decked area has been built around the house to the side and rear. The sunroom faces across the open countryside and has been heightened to add feature to the property and to allow for added glazing above. Viewing is recommended of this lovely family home to appreciate the location and views of the open countryside.

caithnessproperty.co.uk 

OFFERS OVER £190,000

Sun Lounge

3.56m x 2.78m 11' 8" x 9' 1"

Half glazed uPVC entrance door. Tiled floor. Radiator. Double fully glazed patio doors to lounge.

Lounge

5.65m x 3.42m 18' 6" x 11' 2"

Multi fuel burner set on a stone hearth with stone surround and mantle. Windows facing to side and front. Two radiators. Carpeted.

Kitchen/Diner

7.66m x 2.40m 25' 1" x 7' 10"

Wall and base units with fitted worktops. White ceramic one and a half bowl sink with drainer and mixer tap. Electric cooker with cooker hood above. Services below worktop for washing machine and tumble drier. Cupboard fitted with shelves. Ceramic tiled floor. Radiator. Windows to side and rear. Sliding patio doors to rear. Half glazed uPVC door to rear.

Hallway

Cupboard housing hot water tank. Hatch to attic space. Radiator. Carpeted.

Bedroom 1

3.07m x 2.95m 10' 1" x 9' 8"

Double fitted wardrobes with hanging and shelf and sliding mirrored doors. Windows facing to front and side. Carpeted. Door to ensuite.

Ensuite

2.14m x 1.55m 7' 00" x 5' 1"

Three piece suite comprising corner shower fitted with shower boarding to walls and Triton electric shower, W.C. and handbasin. Tiled floor. Half tiled walls. Radiator. Extractor fan to ceiling. Opaque window facing to rear.

Bedroom 2

3.48m x 2.87m 11' 5" x 9' 5"

Window facing to side. Two fitted double wardrobes with hanging and shelf fitted with sliding mirrored doors. Radiator. Laminate flooring.

Bathroom

2.38m x 2.25m 7' 10" x 7' 4"

Three piece suite comprising Jacuzzi bath, W.C. and hand basin. Fully tiled walls. Tiled floor. Opaque window facing to rear. Heated towel rail to wall.

Bedroom 3

3.47m x 2.88m 11' 4" x 9' 5"

Window facing to side. Fitted double wardrobe with hanging and shelf fitted with sliding mirrored doors. Radiator. Carpeted.

Lobby

Ceramic tiled floor. Cupboard fitted neatly into the wall housing the electrics. Half glazed uPVC door leading onto decking to the front of the house. Door to W.C. Radiator. Tiled floor.

W.C.

1.34m x 1.18m 4' 4" x 3' 10"

Handbasin and W.C. Half tiled walls. Opaque window facing to front. Radiator.

Bedroom 4

2.96m x 2.40m 9' 8" x 7' 10" at widest.

Window facing to rear. Radiator. Laminate flooring.

Garage/Workshop

17.86m x 8.74m 58' 7" x 28' 8"

Steel portal frame outbuilding with concrete floor. Power and light. Pedestrian door to side. Window to side. Fitted shelving. There is a separate room to the bottom of the workshop which is plasterboarded to walls and ceiling and has power and light. The area above this room has storage above and is accessed by an ordinary ladder.

Garden

Large area of garden ground which lies mostly to the front, giving views across the uninterrupted open countryside and is laid mainly to grass with trees flowers and shrubs. Around the front of the house has been fitted with decked patio. There is offroad parking to the side for multiple vehicles.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band D. 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 Rating

C

Postcode

KW1 5XW

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

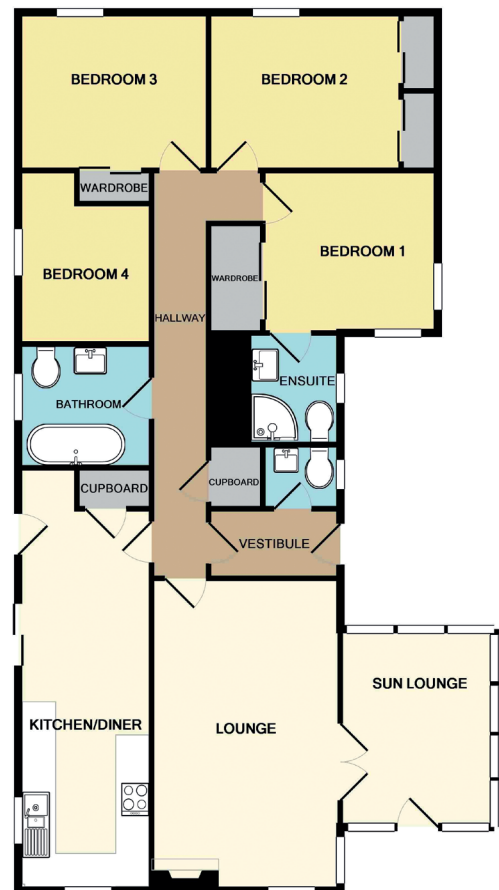
Offers Over £190,000 should be submitted to our Wick office.

Office Hours

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

Location

Watten village provides primary schooling, local shop, garden centre, petrol station and small hotel. There is a popular fishing loch within walking distance. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two 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.