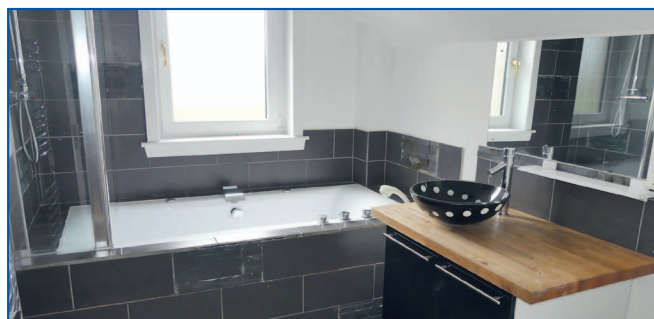




solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

## ROADSIDE, JOHN O'GROATS

Excellent opportunity to purchase this large four bedroom property and detached garage that is located in the popular tourist village of John O'Groats. Enjoying superb countryside views over the village and to Stroma and Orkney Isles the flexible accommodation which offers excellent storage is spread over two levels and comprises vestibule, hallway, living room, kitchen diner, rear lobby and vestibule, shower room and bedroom to the ground floor. Upstairs is a spacious landing with large family bathroom and three further bedrooms. Many of the rooms enjoy double aspect windows and the property benefits from uPVC windows and doors and oil central heating with a cosy open fire to the living room. The large kitchen diner has modern fitted units and the contemporary bathroom has a large double ended Jacuzzi bath. Outside there is a hard standing offering parking for several cars and large garden which is laid mainly to grass. Located on the popular NC500 route this property would make an excellent family home however given its prime location it may also appeal to those perhaps looking for a commercial opportunity. Viewing is highly recommended to appreciate all this property offers.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

**OFFERS OVER £135,000**

### Vestibule

**1.98m x 1.44m 6'6" x 4'8"**

Glazed uPVC front door with side panel. Laminate flooring. Mirror to wall. Dado rail. Glazed door to hallway.

### Hallway

**3.33m x 1.98m 10'11" x 6'6" max**

Laminate flooring. Stairs to first floor. Radiator. Window to rear.

### Living Room

**4.93m x 4.87m 16'2" x 15'11"**

Open fire set on tiled hearth and stone surround. Double aspect windows. Two TV and telephone points. Carpet. Radiator.

### Kitchen Diner

**5.67m x 4.84m 18'7" x 15'10"**

Modern fitted kitchen with various eye and base level units with work top space and splash back. Bosch fitted oven and combi oven at eye level. Four ring hob. Stainless steel sink with mixer tap. Stainless steel sockets. Services for washing machine. Integrated fridge, freezer, boiler and dishwasher. Large shelved storage cupboard. Laminate flooring. Radiator. Three windows. Ample space for table and chairs.

### Rear Lobby

**1.69m x 1.28m 5'6" x 4'2"**

Step down into rear lobby. Tile effect vinyl flooring. Hatch access to the loft.

### Rear Vestibule

**2.14m x 1.23m 7' x 4'**

Glazed door from hallway. Tile effect vinyl flooring. Coat hooks to wall. Window to side. Partially glazed uPVC door to garden.

### Shower Room

**2.27m x 1.54m 7'5" x 5'**

Shower enclosure with wet wall and thermostatic shower. Counter top glass wash hand bowl with mixer tap, set on vanity unit. WC with push to flush. Towel radiator. Laminate flooring. Tiled deeply silled window, to rear.

### Bedroom 3

**3.85m x 3.40m 12'7" x 11'2" max**

Double aspect windows. Two radiators. Laminate flooring.

### Landing

**5.73m x 2.13m 18'9" x 6'11" max**

Radiator. Carpet. Large shelved storage cupboard offering excellent storage. Large shelved airing cupboard housing the hot water tank and hatch to roof void.

### Bathroom

**2.90m x 2.12m 9'6" x 6'11"**

Large double ended Jacuzzi bath with tile tub surround, shower head tap and water fall tap. Glass shower screen and thermostatic double headed shower bar above bath. Counter top glass wash hand bowl with standalone mixer tap, set on vanity unit with mirror above. WC with push top flush. Partially tiled walls. Laminate flooring. Window to side. Mirrored bathroom cabinet. Towel radiator.

### Bedroom 2

**4.13m x 2.61m 13'6" x 8'6"**

Window to front. Laminate flooring. Radiator. Storage cupboard.

### Bedroom 3

**3.20m x 2.63m 10'6" x 8'7"**

Window to front. Carpet. Radiator.

### Bedroom 1

**4.82m x 3.89m 15'9" x 12'9"**

Double aspect windows. Newly fitted carpet. Radiator. Cupboard with hanging rail and shelf.

### Garden

Outside there is a large area offering off road parking for several cars and a detached stone and block built single garage. The expansive garden grounds is bounded with fencing and laid mainly to grass with occasional shrubs. Oil tank to rear.

### 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 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

E

### Postcode

KW1 47R

### Entry

By arrangement.

### Viewing

By arrangement with our Wick Office.

### Price

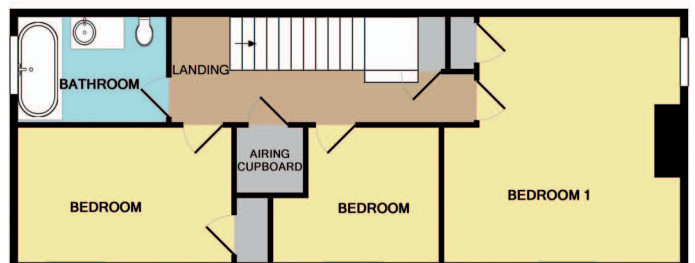
Offers Over £135,000 should be submitted to our Thurso Office.

### Office Hours

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

### Location

This property sits in a prime location to be a B&B. John o' Groats offers hotels, general store and a number of tourist shops. Offering magnificent views over the Pentland Firth towards Stroma and the Orkney Isles beyond there is a small harbour where local fishing boats tie up and a passenger ferry sails to Orkney. John o' Groats is usually regarded as the most northerly settlement of mainland Great Britain. The actual location of the most northerly point, however, is at nearby Dunnet Head. Duncansby Head has a large seabird population during the summer and there are great walks in the area including around Sannik beach and the Stacks of Duncansby can be visited.



*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.*