



solicitors • estate agents

# Young Robertson & Co.



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## FOURWINDS, GLENGOLLY, BY THURSO

Excellent opportunity to purchase this unique and versatile three/four bedroom detached Scandinavian Style house that is located in the small hamlet of Glengolly. Offered for sale with no onward chain the property benefits from oil central heating and uPVC double glazing and enjoys superb countryside views towards the Pentland Firth, Dunnet Head and Orkney Isles. Only a short drive from Thurso much of the first floor is open plan in design and the living room boasts double aspect floor to ceiling windows. There is a modern fitted kitchen, dining room, WC and large study that would be suitable as a fourth bedroom if required. Downstairs is a utility room, spacious shower room and three double bedrooms, one of which enjoys double sliding doors that lead out to the garden. The property has garden grounds to all elevations with the large rear garden being fully enclosed and including a sun house and timber shed. The large double garage has a sweeping tarmac driveway to the front for off road parking. Offering spacious and flexible living space which is sure to appeal to a growing family, viewing is highly recommended to appreciate all this home has to offer.

## Hallway

**3.51m x 3.16m 11'6" x 10'4"**

Open plan staircase to first floor. Carpet. Radiator. Folding door to storage cupboard with hanging rail and shelf. Partial wood lining to walls. Shelves storage cupboard.

## Utility Room

**4.13m x 1.72m 13'6" x 5'7"**

Wash hand basin with splash back and fitted base level units. Shelved storage cupboard. Services for washing machine. Cupboard housing the hot water tank and electrics. Radiator. Vinyl flooring. Telephone point. Window to rear. Glazed exterior door to garden.

## Bedroom 1

**4.41m x 2.86m 14'5" x 9'4"**

Sliding patio doors to the garden. Radiator. Telephone point. Carpet.

## Bedroom 2

**4.43m x 2.68m, 14'6" x 8'9"**

Window to front. Carpet. Radiator.

## Bedroom 3

**3.81m x 3.19m 12'6" x 10'5"**

Radiator. Carpet. Window to front.

## Shower Room

**2.59m x 1.69m 8'6" x 5'6"**

Large walk in shower enclosure with mira electric shower. WC. Wash hand basin with mixer tap and mirror above. Two bathroom cabinets. Wall mounted dimplex fan heater. Towel radiator. Extractor. Window to rear. Vinyl flooring. Partial wet wall.

## Landing

Large picture window to front offering excellent county side views over to the Pentland Firth, Dunnet Head and Orkney Isles. Carpet. Radiator. Hatch access to the loft. Sliding 15 panel glazed door to the living room. Large open archway to the dining room.

## Living Room

**5.62m x 3.82m 18'5" x 12'6"**

Double aspect floor to ceiling windows. Carpet. TV and telephone point. Radiator. Wood lined ceiling.

## Office

**3.75m x 2.61m 12'3" x 8'6"**

Floor to ceiling window with views to the garden. Carpet. Radiator. Folding timber door to the living room.

## Dining Room

**3.52m x 2.61m 11'6" x 8'7"**

Window to front. Carpet. TV and telephone point. Fitted eye and base level unit. Opening to kitchen.

## Kitchen

**3.49m x 2.92m 11'5" x 9'7"**

Modern fitted kitchen with various eye and base level units with work top space and splash back. 1½ bowl stainless steel sink with mixer tap and drainer. Neff 4 ring hob with extractor above. Integrated dishwasher and fridge freezer. Fitted single oven at eye level. Vinyl flooring. Window to rear with views over the garden.

## WC

**1.71m x 0.80m 5'7" x 2'7"**

WC. Wash hand basin. Bathroom cabinet to wall. Window to rear. Vinyl flooring.

## Garage

**5.41m x 5.29m 17'9" x 17'4"**

Electric up and over door. Fitted shelving and workshop area. Power and water with hose connection. Two windows to rear. Pedestrian door to side. Boiler.

## Sun House

**4.24m x 2.75m 13'11" x 9'00"**

Sliding patio door. Wood lined walls. Power.

## Garden

The front garden is open plan in design, laid to grass with raised stone built borders. The sheltered rear garden being fully enclosed offers a good degree of privacy and seclusion, making it ideal for those with children or pets. Predominantly paved for easy maintenance, well stocked with various shrubs and trees and raised borders with flowers and plants. A timber shed and oil tank can also be found.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. This property is of non-traditional construction. Mortgageability is therefore restricted. 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

F

## Postcode

KW14 7XP

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

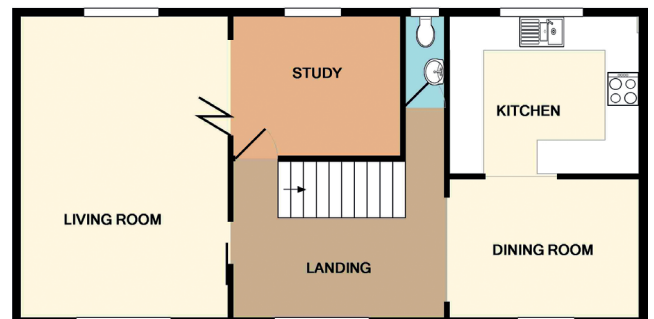
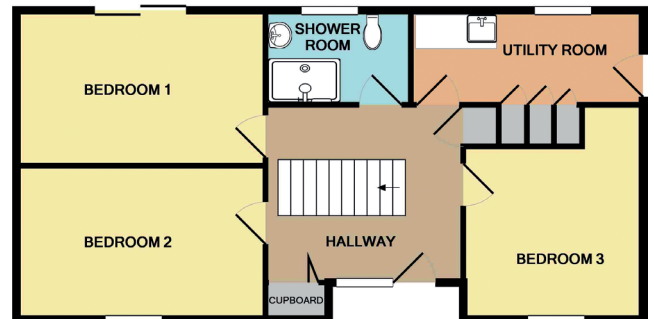
Offers Over £145,000 should be submitted to our Thurso Office.

## Office Hours

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

## Location

A small hamlet being approximately 2 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.



*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.*