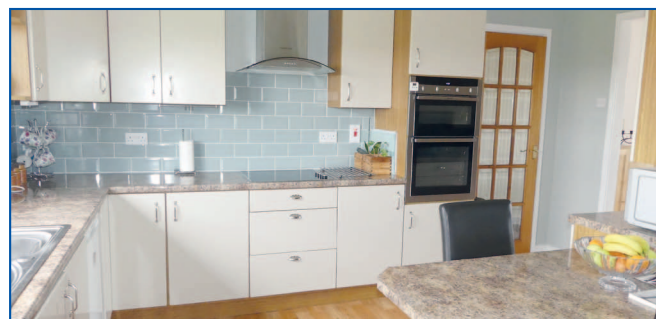
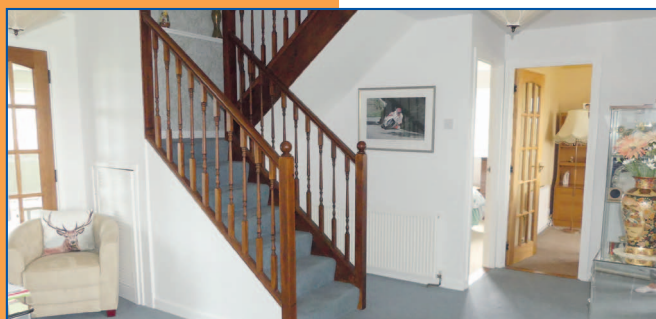




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CAOL MUILE, JOHN O'GROATS

Appreciating fabulous views to the surrounding countryside, John O'Groats, the Pentland Firth, Stroma and Orkney is this immaculately presented four bedroom detached property with integral garage. The property offers many pleasing features and benefits from uPVC double glazed windows and doors, oil central heating and a cosy real flame gas stove in the living room. Offering exceptional and spacious accommodation throughout the living room and dining room both enjoy large floor to ceiling picture windows. The modern fitted kitchen/breakfast room offers access to the rear lobby where you can find doors to the utility room and garage. There is also a family room, attractive shower room and bedroom off the generous hallway. Upstairs off the landing is a substantial master suite with dressing/seating area and ensuite bathroom. There are two further double bedrooms and a family shower room. The property is situated on a sizeable plot that extends to approximately 0.5 acre with the garden grounds been mainly laid to grass and an attractive patio area. Offering excellent storage throughout this family home balances flexible living accommodation and may appeal to those looking for large family home, or perhaps a property with B&B potential. Within walking distance to the village and local amenities viewing is highly recommended.

caithnessproperty.co.uk

OFFERS OVER £245,000

Entrance Vestibule **1.82m x 1.77m 6' x 5'10"**

Glazed uPVC front door with partially glazed side panel. Wood parquet flooring. Radiator. Opening into hallway.

Hallway

Carpeted hallway. Sliding mirrored doors to cloak cupboard with hanging rail and shelf. Stairs to first floor with under stairs storage. Radiator. Telephone point.

Living Room **7.18m x 4.76m 23'7" x 15'4"**

Twin glazed doors from hallway. Cast iron gas stove set on Caithness stone hearth with surround. Triple windows and large floor to ceiling picture window offering excellent views to John O'Groats, Stroma and Orkney. Carpet. Sky Q and telephone point. Two radiators. Wall lights.

Kitchen **4.39m x 4.16m 14'5" x 13'8"**

15 panel glazed door from hallway. Modern fitted kitchen with various eye and base level units that also incorporate a breakfast bar area, splash back tiling and work top space. Neff double oven at eye level. Bosch fitted four ring hob with stainless steel extractor above. Space for fridge and freezer. Stainless steel sink with mixer tap and drainer. Window. Opening to dining room. Door to rear lobby.

Dining Room **4.19 m x 2.69m 13'9" x 8'10"**

Floor to ceiling picture window offering excellent views to John O'Groats, the Pentland Firth and Stroma. 15 panel glazed door to the hallway. Laminate flooring. Radiator.

Family Room **4.39m x 3.96m 14'5" x 13'1"**

15 panel glass door from hallway. Double aspect windows. TV point. Radiator. Carpet.

Bedroom 4 **13.93m x 2.69m 12'11" x 8'10"**

Carpet. Window. Radiator.

Shower Room **2.69m x 1.67m 8'10" x 5'6"**

WC with push top flush. Wash hand basin with mixer tap and tiled splash back. Shower enclosure with wet wall and thermostatic shower. Vinyl flooring.

Rear Lobby **4.49m x 0.99m 14'9" x 13'1"**

Tiled flooring. Glazed external uPVC door. Coat hooks to wall. Radiator. Door to utility room and garage.

Utility Room **4.08m x 1.57m 13'5" x 5'2"**

Belfast sink with fitted work top space. Services for washing machine and tumble dryer. Boiler. Space for fridge freezer. Radiator. Wood effect vinyl flooring. Window with views to surrounding countryside and over to John O'Groats.

Landing

Carpet. Two radiators. Two shelved storage cupboards.

Master Suite **8.22m x 4.16m 26.11" x 13'8"**

Large attractive room with segregated bedroom area and seating/dressing area. Telephone point. Window to bedroom area enjoying superb views to John O'Groats, Pentland Firth, Stroma and Orkney. Three velux windows. Carpet. Access to the eaves. Two radiators. Hatch access to roof void. TV point.

Ensuite **2.20m x 1.77m 7'3" x 5'10"**

Wash hand basin. Bath. WC with push top flush. Shaver point light. Towel radiator. Partially tiled walls. Wood effect vinyl flooring. Velux window.

Bedroom 2 **4.59m x 4.14m 15'1" x 13'7"**

Window with views to Orkney. Carpet. Radiator.

Bedroom 3 **4.14m x 3.83m 13'7" x 12'7"**

Window with countryside view. Carpet. Radiator.

Shower Room **2.31m x 1.90m 7'7" x 6'3"**

Large shower enclosure with wet wall and Mira sport shower. WC with push top flush. Wash hand basin with mixer tap, splash back tiling, mirror and shaver point above. Towel radiator. Velux window. Wood effect vinyl flooring.

Garage **5.48m x 2.98m 18' x 9'9"**

Up and over door. Window to side. Pedestrian door to lobby. Power.

General Information

The floor coverings and blinds as fitted are included in the sale. 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

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Postcode

KW1 4YS

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £245,000 should be submitted to our Thurso Office.

Office Hours

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

Location

John o' Groats offers hotels, general store and Post Office, café's, restaurant 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 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.