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Young Robertson & Co.



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7 HARLAND GARDENS, CASTLETOWN

Located in a quiet, tucked away cul-de-sac situation is this three bedroom semi-detached property with rear conservatory and detached garage. Enjoying attractive countryside and coastal views to the rear the property benefits from oil central heating and a combination of timber and wood effect uPVC double glazed windows and doors. Only a short walk to the local primary school, village centre and famous sands at Dunnet Bay accommodation comprises hallway, living room, modern fitted kitchen, shower room and conservatory to the ground floor. Upstairs from the landing are three bedrooms. Outside to the rear is a large fully enclosed attractive garden and the open plan design to the front offers additional off-road parking. Making an excellent family home, and with no onward chain viewing is highly recommended.

OFFERS OVER £85,000

Hallway

Partially glazed uPVC entrance door. Tile effect vinyl flooring. Radiator. Carpeted stairs to first floor. Small cupboard housing the electrics. Telephone point. 15 panel glazed door to living room.

Living Room **4.06m x 3.66m 13'4" x 12'**

Window to front. Tiled fireplace, currently not in use. Carpet. TV and telephone point. 15 panel glazed door to kitchen.

Kitchen **4.05m x 2.51m 13'3" x 8'3"**

Modern fitted kitchen with various base level units, work top space and stainless steel sink with mixer tap. Services for washing machine. Space for cooker and fridge freezer. Radiator. Tile effect laminate flooring. Window to rear. 15 panel glazed door to conservatory.

Conservatory **2.88m x 1.91m 9'5" x 6'3"**

UPVC glazed conservatory with door to garden. Lovely views to the garden and surrounding countryside. Radiator. Vinyl flooring.

Shower Room **2.80m x 1.79m 9'2" x 5'10"**

Wash hand basin. WC with push top flush. Disability shower enclosure with electric shower. Wet wall. Window to side. Radiator. Vinyl flooring. Extractor.

Landing

Deeply silled window to side. Carpet. Radiator. Hatch access to the loft.

Bedroom 1 **5.05m x 3.11m 16'7" x 10'3"**

Window to front. Shelved storage cupboard. Carpet. Radiator. TV point.

Bedroom 2 **3.62m x 3.03m 11'10" x 9'11"**

Window to rear with views to the garden, surrounding countryside and Dunnet Beach. Tile effect vinyl flooring. Radiator.

Bedroom 3 **2.97m x 2.57m 9'9" x 8'5"**

Window to rear with views to the garden, surrounding countryside and Dunnet Beach. Carpet. Radiator.

Garage **5.59m x 3.04m 18'4" x 9'10"**

Up and over door. Window to rear. Pedestrian door to side. Fitted storage units at eye and base level.

Garden

A large garden can be found to the rear and side of the property which is laid mainly to grass with occasional trees and bounded with dry stone walls, ranch style fencing and post and wire fencing. To the front is off road parking which also offers access to the garage.

General Information

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

Council Tax

The subjects are in band A. 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

KW14 8UD

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £85,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Castletown, approximately 5 miles east of Thurso, provides local shopping facilities, petrol station, takeaways, primary school and doctor's surgery. From Castletown there is a school bus service to Thurso High School and a regular bus service to both Thurso and Wick. Bus and train services south are available from Thurso and Wick, with Wick Airport, approximately 20 miles by road. 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.