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Young Robertson & Co.



CLAIR COTTAGE, MURRAYFIELD, CASTLETOWN

This impressive, generously proportioned three-bedroom detached family home, with large attached garage and garden grounds, is quietly tucked away within a quiet cul-de-sac setting enjoying far reaching views to the surrounding countryside. Only a short walk to the local primary school, and all the villages' amenities, the property is in walk-in condition and benefits from uPVC double glazed windows and doors, and gas central heating. The flexible and spacious accommodation comprises entrance vestibule which offers access to both the hallway and utility room. There is a lovely living room with picture window and patio doors leading out to the patio area. The kitchen/diner boasts a contemporary fitted kitchen with luxuriously grey gloss finish and breakfast bar area, with the dining area enjoying French doors offering access to the patio. There is also a large double bedroom and attractive shower room to the ground level. Upstairs off the landing is the principal bedroom, and further bedroom which is currently utilised as a large dressing room. A luxurious Ashley Ann fitted bathroom with walk in shower and double ended bath all adds to the appeal of the property. Outside the gated drive offers additional off-road parking and there is an attractive lawn bordered with flowers and shrubs to the front of the house. A small garden area to the rear, and elevated private and sheltered patio with summer house and raised pond overlooks Stangergill Burn, a perfect area for alfresco entertaining and enjoying the lovely countryside views. Offering expansive storage this property has been tastefully decorated throughout to a very high standard and viewing is highly recommended.

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OFFERS OVER £235,000

Vestibule

1.67m x 0.98m 5'6" x 3'2"

Glazed uPVC front door. Tiled flooring. Partially glazed door to utility room, and partially glazed door with side panel to hallway.

Hallway

Large obscured glazed panel to front. Carpet. Radiator. Stairs to first floor. Door to understairs storage cupboard with fitted shelving and housing the electrics. Cloak cupboard with hanging rail, shelf and coat hooks. Telephone point. Fitted corner decorative shelving.

Living Room

5.25m x 5.12m 17'2" x 16'9" max

Window to front. Sliding patio doors to patio area. Fireplace with Caithness stone hearth, wooden mantel and marble effect surround with electric fire insert. Two radiators. TV point.

Kitchen/Diner

6.11m x 4.48m 20' x 14'8" max

8 panel glazed door from hallway. Contemporary fitted kitchen with a luxuriously grey gloss finish, breakfast bar area, work top space and upstand. Four ring gas hob with stainless steel splash back and cooker hood. Built in oven and microwave at eye level. Integrated dishwasher and fridge freezer. 1 ½ bowl sink with mixer tap and drainer. Window to side, and French doors with side panels to patio area, both enjoying views to the surrounding countryside. Laminate flooring to dining area, tile effect vinyl flooring to kitchen area. Radiator. TV point. Wall light.

Utility Room

3.35m x 1.86m 10'11" x 6'1"

Fitted work top space and wall mounted eye level units. Ceramic sink with splash back tiling. Services for washing machine, space for tumble dryer. Window to front. Radiator. Vinyl flooring. Door to garage. Ample space for additional fridge/freezer.

Bedroom 2

4.16m x 3.33m 13'7" x 10'11"

Window to rear. Access to under stairs storage area. Radiator. Laminate flooring.

Shower Room

2.86m x 2.08m 9'4" x 6'10" max

Large shower enclosure with wet wall and thermostatic shower. Extractor. Wash hand basin with splash back. Wash hand basin. WC with push top flush. Wall mounted bathroom cabinet. Window to rear. Tiled flooring. Towel radiator.

Landing

Hatch access to the loft. Radiator. Carpet. Partial wood lining to ceiling with Velux window. Door to storage cupboard with fitted shelving and also offering access to eaves.

Bedroom 1

4.19m x 4.6m 15'1" x 13'9" max

Large picture window to front enjoying views to the surrounding countryside. Carpet. Radiator. TV point. Wall lights. Access to eaves.

Bedroom 3

5.14m x 2.97m 16'10" x 9'9" max

Double aspect windows. Carpet. Radiator. Fitted vanity area with shelf, mirror and light. Access to eaves. Various fitted storage units including wardrobes and fitted shelving.

Bathroom

3.44m x 2.54m 11'3" x 8'4" max

Beautiful Ashley Ann fitted bathroom with four-piece suite including a walk-in shower with contemporary tiles, wet wall and a thermostatic dual head shower. Double ended bath with centre tap. Attractive fitted bathroom furniture with back to wall WC and fitted wash hand basin with mirror above. Partially tiled walls. Vinyl flooring. Radiator. Velux window.

Garage

4.84m x 3.96m 15'10" x 13'

Electric up and over door. Door to large storage cupboard. Fitted eye and base level units. Power. Tap. Hatch access to loft.

Garden

Attractive front garden laid to lawn and bordered with flowers and shrubs. To the rear is a small enclosed garden also laid to lawn and incorporating a drying area and the LPG tank. An elevated private and sheltered split-level patio with summer house and raised pond overlooks the nearby Stanergill Burn, perfect for alfresco entertaining and enjoying lovely countryside views.

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 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

KW14 8TY

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £235,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Castletown, approximately 6 miles east of Thurso, provides an excellent array of services including a convenience store incorporating a Post Office, butchers, petrol station, garage, beauty parlour, garden centre and Hotel. Locally a nursery and primary school are provided. There is also a large modern play park, football park and Heritage centre. An attractive harbour can also be found and it is only a short walk to the stunning beach at Dunnet where you have two miles of pristine beach, a caravan and camping site, along with Dunnet community forest with its lovely nature filled walks. From Castletown there is a school bus service to Thurso High School and a regular bus service to John O'Groats and 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 within 2 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.