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Young Robertson & Co.



BRAE OF GILLS, CANISBAY, WICK

This registered croft, which extends to approximately 3.2 acres and includes a three-bedroom detached property, is perched above Gills Bay harbour (which offers regular ferry crossing to Orkney) and offers outstanding sea and coastal views including the Pentland Firth, Stroma, Orkney Isles and Muckle Skerry yonder. Space heating is provided by means of electric radiators throughout the property, and there is uPVC windows and doors. Enjoying superb views from all elevations the property is in need of modernisation and accommodation to the ground floor comprises large entrance porch, hallway, living room with open fire, spacious kitchen/diner, bathroom and bedroom. Upstairs off the landing are two double bedrooms and a further room that would be ideal for conversion to a fourth bedroom or additional bathroom subject to suitable planning consents. Outside are open plan and enclosed gardens and a large detached stone outbuilding. A small drive offers off-road parking, and there is ample space for a garage or further development again subject to suitable planning consent. A comfortable commute from both Thurso (16 miles approx.) and Wick (18 miles approx.), and with no onward chain viewing is highly recommended to appreciate all this property offers.

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OFFERS OVER £175,000

Porch **2.91m x 2.1 9'6" x 6'11"**

Partially glazed uPVC front door. Windows to front, side and bedroom 1. Partially glazed door to hallway. Exposed original concrete flooring.

Hallway

Door to large storage cupboard offering excellent storage. Door to understairs storage cupboard. Concrete and partial flagstone flooring. Electric radiator. Stairs to first floor.

Living Room **3.88m x 3.54m 12'8" x 11'7"**

Open fire set in tiled surround. Double aspect windows. Electric radiator. Concrete flooring. Telephone point. Dimmer switch. Cupboard housing the hot water tank.

Kitchen/Diner **4.94m x 3.51m 16'2" x 11'5"**

Partially glazed door from hallway. Double aspect windows. Fitted eye and base level units with work top space and fitted stainless steel sink. Space for cooker and fridge. Services for washing machine. Exposed concrete flooring.

Bedroom 1 **3.88m x 3.39m 12'8" x 11'7"**

Double aspect windows. Electric radiator. Original exposed flooring. Wood lined ceiling.

Bathroom **2.72m x 1.4m 8'11" x 4'7"**

Fully tiled bath with electric shower above. Wash hand basin with splash back tiling. WC. Towel radiator. Window to rear. Exposed original concrete flooring. Wood lined ceiling.

Landing

Exposed original timber flooring. Velux window. Electric radiator. Small cupboard housing the cold-water tank. Hatch access to the loft. Small glazed panel to store. Wood lined ceiling.

Bedroom 2 **3.6m x 3.54m 11'9" x 11'7"**

Double aspect windows. Electric radiator. Wood lined ceiling. Exposed original timber flooring.

Bedroom 3 **3.6m x 3.31m 11'9" x 10'10"**

Double aspect windows. Electric radiator. Wood lined ceiling. Exposed original timber flooring.

Space Room **5.44m x 3.14m 17'10" x 10'3"**

Currently utilised as a storage room this area would be ideal for a fourth bedroom, study or further bathroom subject to suitable planning consents. Window to front.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home report available from posty@yungib.co.uk. Please note that due to the property not being de-crofted the property is not considered suitable for normal lending purposes.

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

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Croft Registration Croft Number

C424

Crofting Commission Number

C1275

Postcode

KW1 4YB

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £175,000 should be submitted to our Thurso Office.

Office Hours

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

Location

A rural location overlooking Gills Bay, and close to John O'Groats. A small rural farming community with a nineteenth century church occasionally used by the Royal Family as it is the nearest to the former Queen Mothers holiday home the Castle of Mey. There is a local shop, primary school, youth hostel and a medical centre. Wick and Thurso approximately 25 minutes' drive provides full shopping, professional and medical facilities. From Wick there are regular connecting bus, train and air services and Inverness is within approximately two hours' drive. 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.

