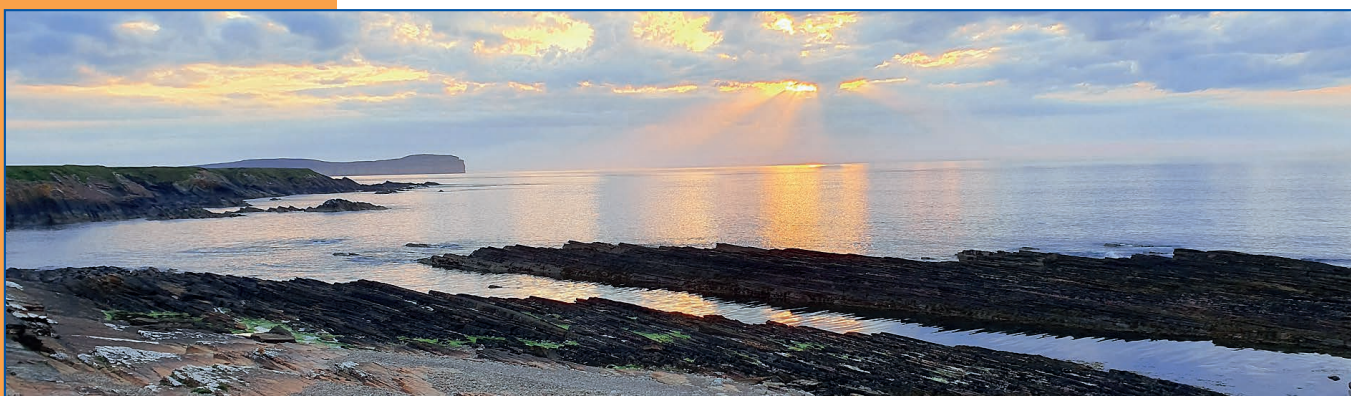


solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

TIGH NA MARA, SCARFSKERRY, THURSO

This three-bedroom detached bungalow, with annex, garage, expansive garden and sweeping drive enjoys a wonderful location, enjoying spectacular sea and coastal views towards the Orkney Isles. Located in the rural community of Scarfskerry the property offers direct access to the shoreline and is in need of full renovation throughout, benefitting from timber double glazed windows and doors, and electric storage and panel heaters. An idyllic location, the property would make an excellent home for the extended or growing family, and is located on the main school bus route for the local primary school which is approximately 2 miles away, with secondary schooling available in Thurso. Offering a flexible layout accommodation comprises entrance vestibule, hallway, living/dining room with double aspect windows and patio doors offering excellent sea views, kitchen, family bathroom, three double bedrooms and a large store/hobby room. An additional hallway also leads off the entrance vestibule leading to the utility room, wet room and large family room which also boasts patio doors to the sea side. Enjoying a peaceful country location the property is situated just off the popular NC500 route, approximately 12 miles from Thurso, 9 miles from John O'Groats and just a short drive to Dunnet, Mey and Castletown with their local stores and amenities. With no onward chain the property offers a perfect and idyllic location which is a haven for nature lovers, fishers, walkers, beach-goers or for simple relaxation.

OFFERS OVER £205,000

Vestibule **2.15m x 1.99m 7' x 6'6"**

Timber front door with side panel. Storage cupboard with hanging rail and shelf, also housing electrics. Vinyl flooring.

Hall **7.21m x 0.88m 23'8" x 2'11"**

Hatch access to the loft which is partially floored. Vinyl flooring. Storage heater. Airing cupboard with fitted shelving and hot water tank. Deep shelved linen cupboard.

Living Room / Dining Room

7.18m x 4.64m 23'7" x 15'2" max

Sliding patio doors to garden. Double aspect windows. Two storage heaters. Carpet. Decorative fireplace with Caithness stone hearth and oak mantle. TV and telephone point.

Kitchen **3m x 2.81m 9'10" x 9'2"**

Fitted eye and base level units with worktop space and fitted sink with mixer tap and splash back tiling. Space for cooker with extractor above. Services for dishwasher. Window to front. Vinyl flooring.

Bathroom **3m x 1.84m 9'10" x 6'**

Bath with splash back tiling and electric shower above. WC. Wash hand basin with splash back tiling and mirrored bathroom cabinet above. Panel heater. Window to front.

Bedroom 1 **4m x 3.08m 13'1" x 10'1"**

Triple sliding doors to built in wardrobe with hanging rail and shelf. Window to rear. Panel heater.

Bedroom 2 **4m x 3.08m 13'1" x 9'10"**

Window to rear. Carpet. Triple doors to built in wardrobe with hanging rail and fitted shelving.

Bedroom 3 **3m x 2.4m 9'10" x 7'10"**

Fitted bookcase. Carpet. Window to front. Telephone point.

Store Room **3m x 1.81m 9'10" x 5'10"**

Stainless steel sink with double drainer and storage units below. Vinyl flooring.

Inner Hall **2.42m x 0.89m 7'11" x 2'11"**

Carpet. Glazed door with side glazed panel to family room.

Family Room **5.37m x 4.2m 17'7" x 13'9"**

Sliding patio doors to the garden. Window to side. Two fitted wardrobes with sliding doors, fitted rail and shelf. Carpet. Panel heater. TV and telephone point.

Utility Room **3.04m x 2.9m 9'11" x 9'6"**

Fitted base level units with work top space. Services for washing machine, space for tumble dryer and fridge freezer. Sink with drainer, mixer tap and splash back tiling. Window to side. Panel heater. Cupboard housing the hot water tank and shelving.

Wet Room **2.19m x 1.88m 7'2" x 6'2"**

Corner wash hand basin. WC. Wet wall and vinyl flooring. Electric shower. UPVC lined ceiling. Panel heater. Extractor. Window to side.

Garage **5.47m x 3.59m 17'11" x 11'9"**

Timber garage double doors. Window to front.

Garden

The property is surrounded by garden grounds that are laid out to grass and includes a pond. A gated sweeping drive leads up the front of the property.

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 8XN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £205,000 should be submitted to our Thurso Office.

Office Hours

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

What3words

///caramel.dorm.honeybees

Directions

From Thurso continue East on the A836 for approximately 13 miles, passing through Castletown and Dunnet. Just prior to the Village of Mey take the turning to the left signposted 'Scarfskerry' and 'Coastal Scenic Route'. Follow this road for about 1.5 miles and you shall see the property on the right-hand side. From John O'Groats continue on the A836 for approximately 7 miles passing through the village of Mey. Tak the first turning to the right signposted 'Scarfskerry' and 'Coastal Scenic Route'. Follow this road for about 1.5 miles and you shall see the property on the right-hand side.

Location

Scarfskerry is a coastal village situated a few minutes' drive from the Castle of Mey, the late Queen Mother's Highland residence and twenty minutes' drive from the main town of Thurso. With a regular bus service Scarfskerry is located approximately 13 miles from Thurso. There is a local Primary School (Crossroads) which is located approximately ½ mile away. Castletown with its local hotel, shops and post office is located 8 miles away. 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.