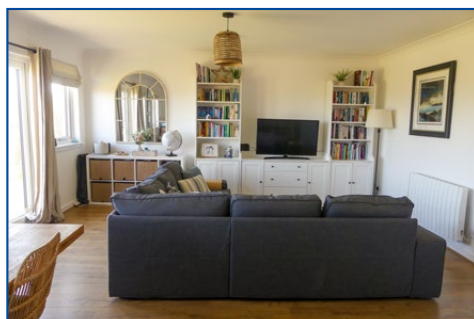




solicitors • estate agents

# Young Robertson & Co.



## CRUACHAN, CANISBAY, WICK

This impressive three-bedroom detached bungalow, with gated drive, attached garage and large garden, boasts a beautifully designed open-plan kitchen, dining, and living area. Recently renovated to a high standard, featuring new efficient electric heating, uPVC windows, flooring, a modern kitchen, and an updated bathroom. The attractive fitted kitchen, with integrated appliances, has a large central island which incorporates a breakfast bar area, and there is generous space to dine and relax whilst enjoying the garden and neighbouring views. Bathed in natural light from multiple windows and patio doors, the property offers superb views across the countryside towards the rugged coastline and sea. Off the kitchen is a useful utility room. Upon entering the welcoming vestibule, you are led into the hallway that provides access to all three bedrooms, each featuring built-in storage. Completing the home is a stylishly fitted bathroom, designed with a contemporary four-piece suite. Outside the garden is laid mainly to lawn, with patio areas ideal for entertaining while taking in the stunning views towards the Pentland Firth, and Stroma. Viewing is highly recommended to appreciate all this property offers.

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**OFFERS OVER £170,000**

### **Vestibule: 2.42m x 1.09m 7'11" x 3'7"**

Glazed uPVC front door. Quick step oak flooring. Mirrored sliding door to cloak cupboard with hanging rail and shelf, also housing the electrics. Partially glazed door to hall.

### **Hall:**

L-shaped carpeted hallway. Telephone point. Radiator. Hatch access with fitted ladder to the loft which is partially floored. Airing cupboard with fitted shelving, and hot water tank.

### **Kitchen/Dining/Living Room: 8.38m x 6.02m 27'06" x 19'09" Max**

Bright and spacious open plan in design with three windows to rear, twin windows to side and double patio doors that lead out to the garden. Modern fitted kitchen with large island unit offering breakfast bar area. Various eye and base level units with work top space and up-stand. Sink with mixer tap and drainer. Fitted double oven with grill at eye level. Fitted four ring ceramic hob. Space for American fridge freezer. Quick step oak flooring. TV and telephone point. Two radiators.

### **Utility Room: 2.27m x 1.52m 7'5" x 5'**

Fitted work top space and wall mounted double unit. Services for washing machine and dishwasher. Space for tumble dryer. Window to side. Partially glazed uPVC door to garden.

### **Bathroom: 2.43m x 2.1m 8' x 6'11" max**

Contemporary fitted bathroom with four-piece suite consisting of bath with mixer tap and splash back panelling. Large shower enclosure with wet wall and dual thermostatic shower valve. Fitted bathroom furniture with back to wall WC and inset wash hand basin. Wood effect vinyl flooring. Window to side. Towel radiator. Extractor. Spotlights.

### **Bedroom 1: 3.83m x 2.5m 12'7" x 8'2"**

Twin windows to side with lovely views to surrounding countryside, coastline and sea. Carpet. Radiator. Large storage cupboard offering excellent storage and with window to side.

### **Bedroom 2: 3.39m x 2.78m 11'1" x 9'1"**

Window to front. Carpet. Radiator. Two fitted wardrobes with hanging rails and fitted shelving and double mirrored doors.

### **Bedroom 3: 2.41m x 2.37m 7'11" x 7'9"**

Opening to fitted wardrobe with hanging rail and shelving. Carpet. Window to side. Radiator.

### **Garage: 5.97m x 2.81m 19'7" x 9'2"**

Roll top door. Power. Pedestrian door and window to rear.

### **Garden:**

The property is surrounded by garden grounds, featuring a gated tarmac driveway. The gardens are predominantly laid to grass and include two patio areas at the rear—ideal for entertaining while taking in the stunning views of the surrounding countryside, to the Pentland Firth, and Stroma.

### **General Information:**

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](mailto: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: Band B**

### **Postcode: KW1 4YH**

### **Entry: By arrangement**

### **Viewing:**

By arrangement with our Thurso Office.

### **Price:**

Offers over £170,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

*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.*

