



solicitors • estate agents

# Young Robertson & Co.



## SEAMOOR VIEW, HAWKHILL, KEISS

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Available for sale is this de-crofted detached bungalow, with attached garage and garden grounds, with an additional 0.5-acre registered croft. An impressive property the ground extends in total to approximately one acre appreciating fabulous views across the surrounding countryside, coast and North Sea. A quiet and tranquil location, situated close to the popular NC500 route, the generous property benefits from uPVC double glazed windows and doors, and oil central heating. With well-proportioned rooms accommodation comprises entrance vestibule, hallway, living room, dining room, kitchen/breakfast room, utility room, office, family bathroom and two spacious double bedrooms, both with fitted wardrobes, one of which has a generous en-suite shower room. Convenient integral access to the garage is offered and outside the garden grounds are laid mainly to grass. The drive offers parking for several cars with ample space available (if required) for further development subject to suitable planning consent. Locally primary schooling is provided at nearby Keiss, and it is approximately 8 miles from the popular tourist village of John O'Groats. A comfortable commute from Wick being approximately 9 miles away viewing is highly recommended.

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## OFFERS OVER £215,000

### **Vestibule: 2.29m x 1.53m 7'6" x 5'**

Partially glazed uPVC front door. Fitted shelving to recess. Wood effect vinyl flooring. 15 panel glazed door to hallway.

### **Hallway:**

Generous cloak cupboard with hanging rail and shelf, also housing the electrics. Hatch access to the loft. Carpet. Radiator. Telephone point. Airing cupboard with fitted shelving also housing the hot water tank.

### **Living Room: 5.99m x 5.48m 19'7" x 18'**

Bay window to front with fabulous countryside and sea views. Twin windows to side. Fireplace with electric fire insert and small wooden hearth. TV and telephone point. Laminate flooring. Fitted corner shelving. Two radiators.

### **Dining Room: 3.89m x 2.69m 12'9" x 8'9"**

Window to side with far reaching countryside views. Carpet. Radiator. TV point.

### **Kitchen/Breakfast Room: 4.19m x 3.09m 13'9" x 10'1"**

Fully fitted kitchen with various eye and base level units with work top space and splash back, and under unit lighting. Space for cooker. Services for dishwasher. Stainless steel sink with mixer tap and drainer. Laminate flooring. Radiator. Ample space for fridge freezer and table and chairs. Door to utility room. Window to side.

### **Utility Room: 2.3m x 1.69m 7'6" x 5'6"**

Fitted work top space with double unit below and fitted stainless steel sink with mixer tap. Services for washing machine. Ample space for tumble dryer. Wall mounted shelving brackets to wall. Window to side. Radiator. Wood effect vinyl flooring. Door to storage cupboard with hanging rail and shelf.

### **Office: 2.19m x 2.11m 7'2" x 6'11"**

Window to side with countryside and sea views. Radiator. Telephone point. Laminate flooring.

### **Bathroom: 3.3m x 1.99m 10'10" x 6'6"**

WC with push top flush. Wash hand basin. Fitted steam shower bath. Towel radiator. Window to front. Extractor. Wood effect vinyl flooring.

### **Bedroom 1: 5.09m x 3.29m 16'8" x 10'9"**

Window to front with countryside and sea views. Sliding mirrored doors to fitted wardrobe with hanging rail and shelf. Carpet. Radiator.

### **Bedroom 2: 3.98m x 3.34m 13'01" x 10'11"**

Sliding mirrored doors to fitted wardrobe with hanging rail and shelf. Carpet. Radiator. Window to rear with countryside and sea views

### **Ensuite: 2.61m x 2.19m 8'6" x 7'2"**

Large fully tiled shower enclosure with electric shower. Wash hand basin with mirror above. WC with push top flush. Extractor. Radiator. Window to rear. Vinyl flooring.

### **Garage: 6.29m x 3.33m 20'6" x 10'11"**

Up and over door. Window to side and pedestrian door to side. Boiler. Fitted shelving. Power and water. Door and step up to utility room.

### **Garden:**

The garden ground is laid mainly to grass with the drive offering parking for several cars.

### **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 C**

### **Postcode: KW1 4XF**

### **Entry: By arrangement:**

### **Viewing: By arrangement with our Thurso Office.**

### **Price:**

Offers Over £215,000 should be submitted to our Thurso Office.

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

### **What3words: ///trinkets.fatherly.looks**

### **Directions:**

From Keiss head north on the A99 for approximately 1 mile. Take the turning to the left (signposted for A Castle View B&B), then the first turning to the right. Continue to the end of this road and you shall find the property on the left-hand side.

### **Location:**

Keiss is a small coastal village situated on the A99 approximately 10 minutes' drive north of Wick offering Primary Schooling, Village shop, Hotel and a small, attractive Harbour.

Wick one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately 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.*

