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Young Robertson & Co.



CEOL NA MARA, NYBSTER, AUCKENGILL, WICK

This detached three-bedroom bungalow with integral garage boasts expansive views across the countryside and out to sea, stretching over to Noss Head lighthouse. Built in 1993 (approx), the property features uPVC double-glazed windows and doors, and oil-fired central heating (no warranty provided). The accommodation includes an entrance vestibule leading into a hallway with generous storage options, and a spacious and bright living room with a large picture window framing the excellent views. An expansive kitchen/diner is equipped with a fitted Rayburn (currently not in working order), alongside a practical utility area and additional WC. The home also offers a well-proportioned bathroom with a four-piece suite, and three double bedrooms – two of which benefit from built-in wardrobes. The plot extends in total to approximately 0.25 acres, and the garden is laid mainly to grass with a gated tarmac drive offering additional parking. With no onward chain and only a short drive from the village of Keiss which offers Primary Schooling, village shop and Hotel viewing is recommended.

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OFFERS OVER £150,000

Vestibule: 1.5m x 1.14m 4'11" x 3'9"

Partially glazed uPVC front door with side panel. Carpet. Glazed door and side panel to hallway.

Hallway:

T-shaped carpeted hallway. Telephone point. Hatch access to the loft. Fitted cloak cupboard with shelf and coat hooks. Fitted shelved storage cupboard. Radiator. Large airing cupboard (1.88m x 1.5m 6'2" x 4'11") with fitted shelving and also housing the hot water tank.

Living Room: 5.59m x 4.46m 18'4" x 14'7"

Large picture window to front with views to the garden, surrounding countryside and the sea. TV point. Carpet. Radiator.

Kitchen/Diner: 5.6m x 3.84m 18'4" x 12'7"

Two windows to rear with views to the surrounding countryside and to the sea. Fitted kitchen with various eye and base level units with work top space and splash back tiling. Stainless steel sink with drainer. Rayburn with tiled surround. Fitted four ring hob. Services for washing machine. Space for fridge. Vinyl flooring.

Utility Room: 2.16m x 1.61m 7'01" x 5'3"

Stainless steel sink with double unit below. Radiator. Coat hooks to wall. Vinyl flooring. Partially glazed uPVC door to rear. Hatch access to the loft.

WC: 1.61m x 0.78m 5'3" x 2'6"

WC. Wash hand basin. Radiator. Vinyl flooring. Mirror to wall. Window to side.

Bathroom: 2.88m x 1.89m 9'5" x 6'2"

Wash hand basin with bathroom cabinet to wall above. WC. Bath. Corner shower enclosure with electric shower. Partially tiled walls. Vinyl flooring. Window to rear. Extractor.

Bedroom 1: 4.03m x 3.75m 13'2" x 11'8"

Window to rear with views to the surrounding countryside and to the sea. Fitted wardrobes with double mirrored doors, hanging rail and shelf. Carpet. Radiator.

Bedroom 2: 3.52m x 2.92m 11'6" x 9'7"

Window to front with views to the surrounding countryside, the sea and Noss Head Lighthouse. Fitted wardrobes with double mirrored doors, hanging rail and shelf. Carpet. Radiator.

Bedroom 3: 3m x 2.53m 9'10" x 8'3"

Window to front with views to the surrounding countryside, the sea and Noss Head Lighthouse. Carpet. Radiator.

Garden:

The property is set within garden grounds predominantly laid to lawn and enclosed by post and wire fencing. A paved pathway leads from the front of the house, around the side and to the rear. The gated tarmac drive offers parking to the front of the garage.

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: KW1 4XP

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £150,000 should be submitted to our Thurso Office.

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

Location:

A rural location approximately 2 miles from Keiss. 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.

