



CUAN AILLE , BROUGH

Offers Over £350,000



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5 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning home located in a quiet, scenic location with panoramic coastal views in the hamlet of Brough. This outstanding executive property has been finished to the highest of standards throughout and offers family living at its best.

On the ground floor is a superb open-plan kitchen/family/dining room, which has been positioned within the home to make the most of the breath-taking views. The cream-fitted kitchen has an excellent range of cream base and wall units with good-quality integral appliances. A tastefully decorated family lounge features a beautiful multi-fuel stove, while a large picture window lets plenty of natural daylight flood through.

There is a neutrally decorated bedroom as well as a stylish shower room. A generous utility room and integral garage complete the downstairs accommodation.

The stairs and landing are bright and benefit from excellent storage. There is a superb master bedroom, which is of good proportions and boasts a dressing room as well as a beautiful modern shower room. There are three further double bedrooms, all of which are immaculately presented. The attractive family bathroom benefits from both a bath and shower. The gardens have been lovingly maintained and benefit from a large tarmac drive that has off-road parking for multiple vehicles. This superb home also benefits from oil central heating.

Brough is a small hamlet that has a harbour and forest. It is on the main road up to Dunnet Head, which is a popular tourist route. The village of Dunnet is a short drive away and offers a community hall, a sandy beach, a popular hotel, and a forest that is popular for walks. Schooling can be found nearby at Crossroads Primary School, while secondary education can be obtained at Thurso High School. Further facilities can be found in Thurso, which is approximately a twelve-mile car journey away, and Wick is also accessible. Amenities within Thurso include a swimming pool, hotels, a cinema, gyms, as well as a wide variety of restaurants, shops, and supermarkets. In Wick there is the John O Groats Airport offering flights throughout the UK and the Caithness General Hospital.



Extra Information

Services

School Catchment Area is Crossroads Primary School /
Thurso High School

EPC

C

Council Tax

E

Tenure

Freehold

Viewing

If you would like to view this property, please contact the
office on 01847 890826

Extras

What3Words [///decorate.woof.habits](https://www.what3words.com/decorate.woof.habits)

Key Features

- IMMACULATELY PRESENTED
- LARGE GARDEN
- FIVE BEDROOMS
- STUNNING VIEWS
- DOUBLE GARAGE



Property Photos



Property Photos



Property Dimensions

Vestibule 2.42 x 1.54m

Accessed via a composite door with a feature glazed panel, the vestibule is immaculately presented. There is oak Karndean flooring, a pendent light fitting, and a window with a roller blind to the side elevation. It also benefits from a generous shelved storage cupboard. A pine panel door leads to the inner hall.

Inner hall 3.74 x 3.21m

The beautiful hallway is spacious and bright. The walls are neutral in décor. A wool carpet has been laid to the floor; there are ceiling downlighters, a smoke alarm, and a central heating radiator. Fifteen pane panel doors give access to the superb lounge, fantastic open-plan kitchen/dining/family room, and the downstairs bedroom. Stairs lead to the first floor.

Lounge 4.81 x 4.78m

This fantastic room has a feature painted wall and a multi-fuel stove that sits on a Caithness flagstone hearth. There is a large picture window to the front elevation, which enjoys views towards the Orkney Islands. A beige wool carpet has been laid on the floor. This room benefits from a pendent light fitting, a smoke alarm, a central heating radiator, Sky connection, and double sockets. It is a bright and welcoming reception room.

Utility 3.59 x 2.09

The utility room is of good proportions and benefits from a clothes pulley as well as oak Karndean flooring. There is a stainless-steel sink with a drainer, a central heating radiator, a smoke alarm, and a pendent light fitting. Doors give access to the shower room and integral garage. A hardwood door leads out to the rear garden.

Open Plan Kitchen/Dining Family Room – 6.52m x 11.65

This stunning room is of good proportions and features a hexagonal-shaped family area to the rear elevation, which benefits from a TV aerial and Sky connection. This room has been ideally positioned within the property to take in the breath-taking views of the Orkney Islands and Dunnet Head. The windows have been dressed with Roman blinds that have been custom made locally and are pure wool, Abraham Moon; there are two pendent light fittings and two central heating radiators. A sliding patio door gives access to the rear garden, and a wool carpet has been laid to the floor. The kitchen is located opposite the dining area and benefits from cream shaker-style base and wall units with solid beech wooden worktops. There is an induction hob, a stainless steel chimney hood, and a double oven. This room also benefits from an integral dishwasher, a fridge freezer, and a Belfast sink, which has been built into a Caithness flagstone worktop. Oak Karndean has been laid to the floor; there are ceiling downlighters and a smoke alarm. A window with blinds can be found on the front elevation, and a door gives access to the utility room.

Shower Room 1.8 x 2.1m

This well-presented room has vinyl flooring and soft white painted walls. There is a shower quadrant that has been fitted with a wet wall, a pedestal sink, and a basin. This room benefits from a central heating radiator, a shower point, an extractor fan, and a pendent light fitting. An opaque glass window can be found to the side elevation.

Bedroom One 3.6 x 3.7m

This bright room has white painted walls and a beige wool carpet. There is a pendent light fitting, a central heating radiator, and double sockets. A window can be found to the front elevation.

Property Dimensions

Stairs and Landing 6.63 x 1.45m

A wool-carpeted stairwell gives access to the first-floor landing. This area of the home is spacious and benefits from two pendent light fittings and a central heating radiator. Doors lead to four beautiful bedrooms, the family bathroom, and a storage cupboard that has power.

Master Bedroom 6.48 x 4.82m

This partially combined room is immaculately presented and benefits from dual-aspect velux windows that have been dressed with fitted blinds, which boast panoramic views over the Orkney Islands. A wool carpet has been laid to the floor; there are two central heating radiators and two contemporary light fittings. This room benefits from double sockets, a TV aerial point, and plenty of natural daylight. Doors lead to the en-suite and dressing room.

En-suite 2.39 x 2.92m

This stylish room boasts a double shower enclosure; this stunning waterfall shower has dual attachments. Both the basin and toilet have been built into a blue vanity unit. Vinyl has been laid to the floor; there is a wall-mounted mirror with heated mirror light and a shaving point. This also room benefits from an extractor fan, a central heating radiator, and a triple light fitting. A velux window with fitted venetian blinds boasts fabulous views towards the Orkney Islands.

Dressing Room 3.5 x 2.41m

This fantastic room is a great addition to the home. There is a pendent light fitting, a central heating radiator, and a fitted wool carpet. A hatch gives access to the loft void.

Bedroom Three 4.13 x 3.47m

This beautiful room is located at the front of this wonderful home. The walls have been painted magnolia, and a beige wool carpet has been laid to the floor. There is a central heating radiator, double sockets, a pendent light fitting, and an aerial point, as well as an external antenna connection for a 4G/5G mobile router. A window lets plenty of natural daylight flood through.

Bedroom Four 5.25 x 2.9m

This tastefully decorated room benefits from two velux windows with fitted blinds to the rear elevation, offering stunning views over the Orkneys. The walls have been painted in neutral tones, and a wool carpet has been laid on the floor. This room benefits from a modern light fitting, double sockets, and a central heating radiator.

Bedroom Five 2.34 x 3.79m

This delightful room is light and bright. A window with a roller blind faces the front elevation, and a beige wool carpet has been laid to the floor. Immaculately presented throughout this room also benefits from a pendent light fitting, double sockets, and a central heating radiator. There is also a velux window with a fitted blind.

Bathroom 2.9 x 3.05m

This stylish room benefits from a black flair shower enclosure. There is a white bath with mixer taps, a white toilet, and a pedestal basin. Above the bath and basin has been tiled, while the electric waterfall shower benefits from a wood-effect wet wall. Vinyl has been laid to the floor; there is a central heating radiator, an extractor fan, and a contemporary light fitting. A velux window with fitted blinds boasts fabulous views towards the Orkney Islands.

Property Dimensions

Upstairs Cupboard 1.11 x 2.65m

This storage room is of good proportions. There are wall-mounted shelves, a pendent light fitting, power points, and a fitted wool carpet.

Garage 6.35 x 6.41m

The garage is of good proportions and benefits from two electric doors and a window to the side elevation. There is an inside water tap, two pendent light fittings, as well as double sockets and a smoke alarm. The garage houses the central heating boiler as well as the hot water cylinder.

Garden Grounds

Externally, the property occupies a generous garden plot extending to 0.6 acre in size. There is a large tarmac driveway with off-road parking for multiple vehicles. A gravel path gives access to the rear of the home.

The garden to the rear is mainly laid to lawn for low maintenance. The front garden is well presented and benefits from flower borders, as well as an area of lawn. The large area of garden on the east side of the property is mainly laid to lawn with a Melvich Stone border and mixed shrub hedging to the side.

There is also oil central heating. There are also two log stores (one at the rear and one at the side) and a stone area containing two large, wooden, enclosed composters.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars and restaurants. There is good coach and rail links South. There are leisure facilities within the town which include a cinema, a swimming pool and outdoor pursuits include surfing, fishing and yachting. There is an airport and hospital in Wick which is a twenty-minute driving distance away.



Property **Layout**

Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.