



ASHFIELD, JOHN O'GROATS

Offers Over £345,000



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5 BEDS | 3 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this wonderful executive storey and a half home which offers outstanding views and immaculately presented accommodation over two levels. This superb property benefits from excellent storage throughout and is just ready to move in to. On the ground floor is a beautiful sun room which has triple aspect windows which make the most of the breath-taking views towards the Orkney Islands and Stroma. The bright lounge is of good proportions and benefits from carpeted flooring and a picture window. A study could also be used as the fifth bedroom. The kitchen/family room benefits from oak Shaker style units with good quality integral appliances. There is ample room for both a sofa as well as a table and chairs within this bright room. The beautiful family bathroom is very spacious and features a bath as well as a shower. A utility room and large integral garage, which can accommodate up to four vehicles complete the downstairs living accommodation. The garage also benefits from a workshop area. Upstairs are four immaculately presented double bedrooms, some with built in wardrobes. The spacious master bedroom also benefits from an en suite shower room as well as a useful dressing room. There is also a further well-presented shower room. Views can be found from every aspect of this lovely home which also benefits from oil central heating which was newly installed in 2024. New carpets were also laid towards the end of 2024. Occupying a generous garden plot, this property benefits from a gravel driveway which has off road parking for numerous vehicles. The garden is mainly laid to lawn.

John O'Groats itself is a well known tourist destination with several restaurants, cafes, and a convenience store/post office. People living in the area enjoy the coastal walks, wildlife and local outdoor pursuits such as football. Canisbay is a short drive away, where the local primary school is located and also the medical centre. The Royal Burgh of Wick is a sixteen-mile drive from John O'Groats and is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tescos, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Caithness General Hospital. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. Wick also boasts an airport with links to Aberdeen and Edinburgh. There are also good rail and coach services, with the property also being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is Canisbay Primary School/Wick High School

EPC

EPC C

Council Tax

Band F

Tenure

Freehold

Viewing

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

Extras

What3Words: [///alternate.preparing.collide](https://www.what3words.com/alternate.preparing.collide)

Key Features

- IMMACULATELY PRESENTED
- EXCELLENT STORAGE
- SUN ROOM
- FIVE BEDROOMS
- BREATH-TAKING VIEWS
- OIL CENTAL HEATING



Property Photos



Property Photos



Property Dimensions

Vestibule 1.19m x 1.40m

Accessed via a UPVC door with a glazed panel, the vestibule is bright with a flush glass light fitting and oak flooring. The walls have been painted white. A partially glazed oak door leads to the inner hall.

Lounge 7.80m x 5.67m

This fantastic room is of good proportions and benefits from a large picture window which boasts sea views to the rear elevation. Neutrally decorated throughout, this room has white painted walls and a beige fitted carpet. Recessed glazed panels make a feature within this room which also has two central heating radiators and ceiling downlighters. A door gives access in to the welcoming sunroom.

Kitchen/Family Room 7.78m x 3.51m

This superb room boasts beautiful oak base and wall units with black laminate worktops. There is a stainless-steel sink with a drainer, a double oven as well as a ceramic hob with a chimney hood above. There is an integral dishwasher as well as space for an American fridge freezer. Oak has been laid to the floor. There is also a central heating radiator, ceiling downlighters and two light fittings. Sliding patio doors as well as a window to the front elevation let plenty of daylight flood through. There is also a feature papered wall panel and ample sockets.

Utility 5.10m x 1.69m

The utility benefits from white base units with laminate worktops. Vinyl has been laid to the floor. There is a central heating radiator and a pendant light fitting. A door gives access to the integral garage and a further door leads outside.

Inner Hall 1.40m x 6.50m

The hallway is spacious and bright and benefits from three central heating radiators as well as two sets of mirrored built in wardrobes with hanging and shelf space. The hallway also benefits from a window with blinds which lets plenty of natural daylight flood through and three chrome and glass light fittings. A cupboard under the stairs provides further storage, there is a smoke alarm and ample sockets. Oak boards have been laid to the floor and doors give access to the superb lounge, kitchen/family room, bathroom, utility as well as the study. Stairs give access to the first floor.

Sunroom 3.59m x 2.79m

This beautiful room boasts triple aspect windows with blinds and offers magnificent views. There are freshly painted walls and a grey fitted carpet. There is a central heating radiator, wall lights and a flush light fitting. A partially glazed UPVC door leads outside.

Bathroom 4.78m x 3.40m

This lovely room is spacious and features a freestanding bath as well as a generous shower cubicle. There is a wall mounted basin and a WC, with the walls being partially tiled. There are ceiling downlighters, a pendant light fitting and an extractor fan. Vinyl has been laid to the floor and there is also an extractor fan. A cupboard provides storage and a window faces the front elevation.

Study 4.76m x 2.00m

This room is of good proportions. The walls have been painted white and a beige carpet has been laid to the floor. There is a central heating radiator, a pendant light fitting as well as ample power points. A window faces the rear elevation.

Property Dimensions

Stairs & Landing

A carpet stairwell leads to the first-floor landing where there are two velux windows and a storage cupboard. This area of the home benefits from a central heating radiator and a smoke alarm. Oak doors give access to the shower room and four bedrooms.

Bedroom Three 4.97m x 3.96m

This room is partially coombed with white painted walls. A carpet has been laid to the floor. There is a pendant light fitting and built in wardrobes with hanging and shelf space. It also benefits from a central heating radiator. A window lets plenty of daylight flood through.

Bedroom Four 4.94m x 3.06m

This bright room has a grey fitted carpet. There are ample double sockets, a central heating radiator and a window lets in plenty of daylight. It also benefits from built in wardrobes with hanging and shelf space.

En Suite 3.49m x 2.44m

This bright room benefits from a shower quadrant as well as a WC and pedestal sink. Vinyl has been laid to the floor. There is a pendant light fitting, a central heating radiator and an opaque window. It also benefits from an extractor fan.

Bedroom Two 4.96m x 3.54m

This room is immaculately presented with built in wardrobes with hanging and shelf space. The walls have been painted white and a carpet has been laid to the floor. There is a central heating radiator, an aerial point and double sockets. Two windows with blinds can be found to the side elevation and there is also a pendant light fitting.

Shower Room 3.05m x 2.65m

The shower room is bright and benefits from slate tiled flooring. It benefits from a storage cupboard, a central heating radiator and a velux window. There is also an extractor fan, a wall mounted cupboard and a shower quadrant. Neutral in décor, the shower room also benefits from a pedestal sink and WC.

Bedroom Five (Master Bedroom) 6.63m x 4.97m

The master bedroom is of good proportions. The walls have been partially coombed and there are two central heating radiators. There are two pendant light fittings as well as a wall light. It also benefits from oak laminate flooring with white and cream painted walls. Oak doors give access to a dressing as well as the en suite shower room.

Dressing Room 3.49m x 2.43m

This room is an excellent addition to the master bedroom. There are magnolia painted walls and benefits from a pendant light fitting and electrical sockets.

Property Dimensions

Garden

Externally this property occupies a generous garden plot and benefits from a gravel driveway which has off road parking for numerous vehicles. The garden is mainly laid to lawn.

THURSO

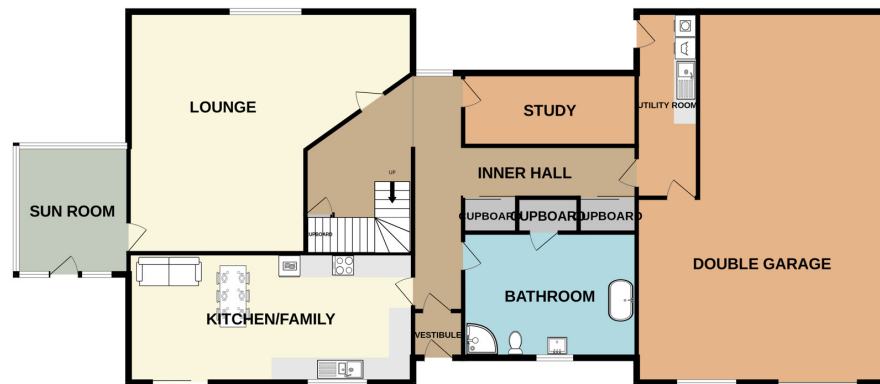
Property Location

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 are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.

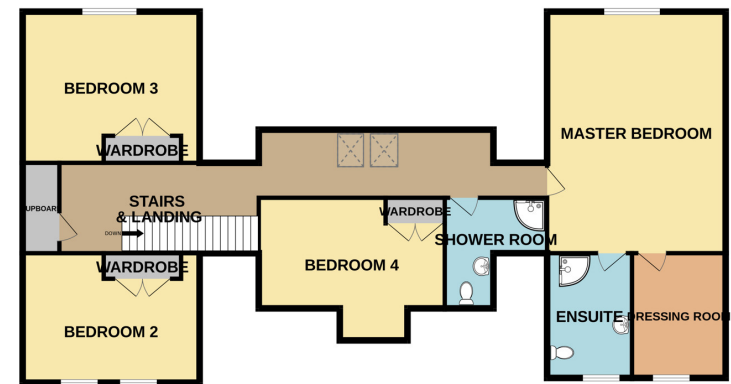


Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.

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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

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- Quality colour printed sales particulars with bespoke options and floor plans.
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- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
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- 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, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.