



# ROSE COTTAGE, GILLOCK

Offers Over £210,000



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**4 BEDS | 2 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring this superb detached country cottage to the market. This unique four-bedroom home benefits from a beautiful lounge which has a vaulted ceiling as well as an exposed stone wall. This lovely room adjoins the beautifully presented dining room which is of good proportions and also features an exposed stone wall with a double ended stove. An opening from the dining room gives access to the beautiful oak fitted kitchen which boasts a Belfast sink and has a country theme. Located off the kitchen is a sun room which enjoys an outlook over the extensive side and rear gardens. There are four bedrooms, with the master bedroom benefitting from built in wardrobes and an en suite shower room. The beautiful family bathroom is well presented and benefits from both a bath and a shower.

Externally the property benefits from a large stone built double garage and extensive driveway. The grounds to the rear are fully enclosed with ranch style fencing and have been divided into separate areas. The garden grounds benefit from areas of lawn, hedging and mature trees. There is a log store, Caithness flagstone paving as well as a hen run to the side and a wooden shed. There is also oil central heating.

Ideally located around 8 miles from Thurso, Gillock is a small village, which has a post office, and a farming retail outlet. The nearest settlement is Bower, which is approximately three miles north of Gillock, where primary education can be obtained. Secondary education can be obtained at Thurso and Wick High Schools, which are situated in their respective towns, which have a wide range of facilities including supermarkets, hotels and restaurants.



# Extra Information

## Services

School Catchment Area is Bower Primary School/Wick High School

## EPC

EPC D

## Council Tax

Band C

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///apply.influence.visitor](https://www.what3words.com/apply/influence/visitor)

## Key Features

- **DETACHED COUNTRY COTTAGE**
- **FOUR BEDROOMS**
- **SUN ROOM**
- **LARGE DOUBLE GARAGE**
- **FULLY ENCLOSED REAR GARDEN**





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.23m x 1.13m**

A partially glazed UPVC door gives access in to the vestibule. This area of the home has magnolia painted walls and laminate flooring. A door gives access to a bedroom and an oak door leads in to the inner hall.

## **Inner Hall**

The inner hall is well presented. The walls have been painted magnolia, there is a central heating radiator as well as laminate flooring. Two oak cupboards provide storage and there is also a smoke alarm. Doors lead to four bedrooms, the beautiful lounge and the stylish family bathroom.

## **Bedroom Two 3.71m x 2.86m**

This lovely room has painted walls and benefits from a beige fitted carpet. A hatch gives access to the loft void, there is a triple light fitting as well as a central heating radiator. The window has also been dressed with voiles and curtains.

## **En suite 3.09m x 1.92m**

The en suite has magnolia painted walls and laminate flooring. There is a recessed shower cubicle, a WC and pedestal basin. There is a chrome towel radiator, a chrome light fitting and opaque window.

## **Bedroom One 3.72m x 4.04m**

This bright room has a feature painted wall and benefits from a beige fitted carpet. There are dual aspect windows, a triple light fitting, power points and a central heating radiator.

## **Bathroom 2.89m x 2.12m**

This stylish room is well presented and benefits from a corner shower, a bath as well as a pedestal sink and WC. The walls have been tiled from floor to ceiling and there is also two wall mounted cupboards and chrome towel radiator. Vinyl has been laid to the floor, there is an extractor fan and a chrome triple light fitting. An opaque window faces the rear elevation.

## **Master Bedroom 5.08m x 3.41m**

The superb master bedroom is of good proportions and benefits from mirrored built in wardrobes with hanging and shelf space. A cream carpet has been laid to the floor, there are ample power points as well as a central heating radiator. This room benefits from a triple light fitting and a window lets plenty of natural daylight flood through. A door gives access to the beautiful en suite shower room.

## **Bedroom Four 3.00m x 2.44m**

This bright room has a painted feature wall and benefits from a beige fitted carpet. There is a drop-down light fitting, an access hatch to the loft void as well as a window to the front elevation. This room also benefits from a central heating radiator.



# Property Dimensions

## **Dining Room 4.07m x 3.60m**

The dining room features an exposed stone wall with a double-sided stove and Walnut laminate flooring. It is a beautiful room which also has contrasting magnolia painted walls. There is a window to the front elevation, a central heating radiator and a five-light fitting. Openings lead to the superb lounge and beautiful country style kitchen.

## **Kitchen 4.18m x 4.13m**

The beautiful country style fitted kitchen benefits from solid oak doors as well as a Belfast sink. There is an integral dishwasher with an induction hob, grill and double oven. An island provides further storage as well as space for seating. There is a central heating radiator, a modern light fitting and a deep pantry cupboard which has services for a washing machine and provides storage. A window faces the rear elevation and double-glazed doors open up to the superb sunroom.

## **Garden**

Externally the property benefits from a large stone built double garage and extensive driveway. The grounds to the rear are fully enclosed with ranch style fencing and have been divided into separate areas. The garden grounds benefit from areas of lawn, hedging and mature trees. There is a log store, Caithness flagstone paving as well as a hen run to the side and a wooden shed. There is also oil central heating.

## **Lounge 4.11m x 4.37m**

The stunning room boasts dual aspect windows with curtains as well as recessed shelving. A focal point within the room is the stunning stone exposed wall which has a double-sided stove. A two panel glazed door lets daylight flood through and gives access to the well-maintained front gardens. There is a five-light fitting, wall lights as well as double sockets. This is a cosy and welcoming reception room.

## **Sun Room 4.226m x 2.89m**

This room is bright and airy and benefits from dual aspect windows. Ceramic tiles have been laid to the floor, there is florescent lighting as well as double sockets. Glazed double doors open up in to the rear garden.

## WICK

### Property Location

The Royal Burgh of Wick 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 Tesco, 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 hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.





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

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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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## **Why Choose Yvonne Fitzgerald Properties**

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- 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.