



# WINDY HA, OLRIG, CASTLETOWN

Offers Over £235,000



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**3 BEDS | 2 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this unique country cottage which has recently been upgraded with outstanding elevated views on the outskirts of Castletown. This beautiful home is located up a quiet country road and is extremely private. Internally the accommodation comprises of a stylish lounge with a cosy stove fire. This room has a large picture window which offers magnificent views towards the Orkney Islands, Dunnet Head and beyond. The generous kitchen/family room features a skylight and is exceptionally bright with patio doors and windows to the rear. This room also has wooden units with integral appliances and a Belfast sink. The three bedrooms are of good proportions and benefit from storage. Both the shower room and bathroom have been finished to a high standard and have built in sanitaryware. A study has been neutrally decorated and there is an unfinished room on the first floor which could be transformed in to a family room. This is a wonderful home is surrounded by woodland with magnificent views and must be viewed to appreciate what it has to offer.

The property is situated on the outskirts of the village of Castletown. The area benefits from good leisure, retail, education, transport and medical services. Within the village of Castletown there are a number of shops, restaurants, a hotel, church, medical centre and Primary School. The town of Thurso, a mere five miles drive or bus ride away, offers more shops, hotels, restaurants, supermarkets, rail, secondary school, university, dentistry and healthcare services. The Royal Borough of Wick, fourteen miles to the east, provides rail and air connections out to the rest of the UK, and secondary medical care through the Caithness General Hospital.



# Extra Information

## Services

School Catchment Area is Castletown Primary School/  
Thurso 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:

## Key Features

- **UNIQUE COUNTRY COTTAGE**
- **EXTREMELY QUIET LOCATION**
- **THREE BEDROOMS**
- **BEAUTIFUL VIEWS**





# Property Photos





# Property Photos





# Property Dimensions

## **Vestibule 2.30m x 1.51m**

Accessed via a UPVC door with glazed panel, the vestibule is bright with oak sliding cupboards, white painted walls and vinyl flooring. An oak door gives access to the kitchen.

## **Lounge 4.11m x 4.64m**

This beautiful room has a feature painted wall and boasts a large picture window which offers panoramic views towards Dunnet Bay, The Orkney Islands and beyond. A multi fuel stove which sits on a Caithness Flagstone hearth creates a focal point within this room which also benefits from oak wooden flooring. There are also two full height radiators and a pendant light fitting.

## **Bedroom Two 3.43m x 2.90m**

This lovely room has sage green painted walls and benefits from dual aspect windows with blinds. A grey carpet has been laid to the floor, there is a pendant light fitting as well as a full height radiator. This bright room also benefits from a built-in wardrobe with hanging and shelf space.

## **Bathroom 2.34m x 1.64m**

The stylish bathroom benefits from a bath with a shower and glass screen above. The basin has been built in to a vanity unit with Storage below and there is also a WC. This room benefits from a wall mounted mirror, a central heating radiator, ceiling downlighters and a window. Tiling has been fitted to both the walls and floors.

## **Kitchen 8.62m x 3.76m**

The newly fitted kitchen benefits from Shaker style units with oak worktops. There is a central island, wall mounted shelves as well as a beautiful Belfast sink. There is an integral dishwasher, a gas cooker with a chimney hood above. The island also benefits from an integral hob and has power. A Skylight above the island lets plenty of natural daylight flood through and there is also a set of patio doors and a window to the rear which make this an exceptionally bright room. There is a feature industrial light fitting as well as two full height radiators. Vinyl has been laid to the floor and doors give access to the lounge and a UPVC door leads outside. Steps off the kitchen lead up to the hallway where the shower room, bathroom, two bedrooms, study are located as well as access to the first floor.

## **Bedroom One 4.49m x 2.58m**

This well-presented bright room has two windows with blinds which face the rear elevation. There is a built in fitted wardrobe, the walls have been painted white and there is also a grey fitted carpet. This spacious room also benefits from a wall mounted radiator and a ceiling downlighter. It also benefits from an oak fitted cupboard.

## **Bedroom Three 4.05m x 2.50m**

This room has painted walls and a fitted carpet. It is a bright room which has a window to the front elevation, double sockets and a pendant light fitting.

## **Shower Room 2.28m x 1.38m**

The shower room is well presented and benefits from a generous shower enclosure. The basin has been built in to a vanity unit and there is also a WC. This room also has vinyl flooring and a wall mounted cupboard.

# Property Dimensions

## Study

Located to the rear of this wonderful home, the study has painted walls, vinyl flooring and a window to the rear elevation. There is also a vaulted ceiling and a passageway gives way to the family room which has still to be developed and finished off on the first floor.

## Garden Grounds

This lovely home is accessed by a gravel track which leads up to the driveway. The property is mainly surrounded by woodland which gives it privacy. There is also a log store and a garage.

## Family Room

Accessed via a passageway off the study, this splendid requires to be converted and also has a Cathedral window and vaulted ceiling.

## 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.





## 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, 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.