



LOCHTY LOCH, MID-CLYTH

Offers Over £300,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful three-bedroom, family bungalow which is located in an elevated position with excellent sea views. Offering flexible and comfortable accommodation over one level, this property has a lot to offer. In immaculate decorative order throughout the accommodation internally comprises of a beautiful lounge which has a multi fuel stove as well as sliding glazed doors which lead out onto the patio area of the large front garden. The generous kitchen/dining room is of good proportions and has an excellent selection of Maple base and wall units with feature mono blocs between the units as well as a breakfast bar. There is also space for a freestanding cooker, dishwasher, an American fridge freezer as well as a large dining table and chairs. An opening off the kitchen leads to the family room which could quite easily be turned in to a fourth bedroom. The tastefully decorated family bathroom benefits from a bath with a shower above as well as a linen cupboard. There are also three further double bedrooms, two of which have mirrored built in wardrobes, whilst the superb master bedroom boasts a lovely en suite shower room. The inner hall is very spacious and bright and benefits from a storage cupboard. There is also a generous utility within the rear hallway which gives access to the former garage which has been plaster boarded throughout. This generous room could be transformed into further living accommodation and houses the central heating system. Outside there is a garage as well as a superb workshop either of which could be turned in to stables. This superb home sits on four acres of garden ground and is ideal for equestrian lovers. It also benefits from oil central heating and has panoramic views from every window.

Located just a ten-minute drive from Wick, which is the second most Northerly town in the county of Caithness, the property is on the school bus route, to Wick High School and is just a five-minute drive to Lybster, where there is a primary school, shops and a hotel. The Royal Burgh of Wick, is 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, Pets at Home, Argos and B&M as well as banks. The house is within easy driving distance of all amenities, including the Caithness General Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, a squash club and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

School Catchment Area is Lybster Primary School/Wick High School

EPC

EPC C

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///forensic.vocals.requiring](https://www.what3words.com/forensic.vocals.requiring)

Key Features

- WELL PRESENTED
- THREE BEDROOMS
- GENEROUS KITCHEN
- RURAL LOCATION
- OIL CENTRAL HEATING



Property Photos



Property Photos



Property Dimensions

Vestibule

Accessed via a UPVC door with arched glazed panel. The vestibule is light and bright and benefits from a full height glazed panel. There is a pendant light fitting, coving and an electrical socket. The floor has been laid to carpet. Double doors open up into the inner hall.

Lounge 5.27m x 4.80m

The stylish lounge features a multi fuel stove that sits on a Caithness flagstone hearth with an oak mantle. There is a feature painted wall, coving and a grey fitted carpet. There is a chrome and glass light fitting along with a central heating radiator. Sliding glass doors give access to the raised patio area. This room has superb views over the North Sea.

En Suite 1.61m x 2.37m

This well-presented room boasts a generous shower enclosure with a Mira Jump shower unit, a pedestal sink and WC. The flooring is laid to a mosaic vinyl. The room benefits from coving, a flush light fitting and white towel ladder radiator. An opaque window faces the rear elevation.

Bedroom Two 3.47m x 3.98m

This bright room has a feature painted wall. There are mirrored wardrobes with hanging and shelf space. The room has coving, an aerial point and double sockets. The flooring is laid to beech laminate, there is a pendant light fitting and a window to the front elevation.

Inner Hall 4.07m x 6.25m

The hallway is light and bright and benefits from a central heating radiator, two flush light fittings, coving and a smoke alarm. The floor is carpeted and there are double electrical sockets. There is a linen cupboard and pine doors give access to the beautiful lounge, immaculate kitchen/family room and snug as well as three bedrooms and the family bathroom.

Bedroom One 3.20m x 4.66m

This spacious room boasts a feature painted wall and coving along with a pendant light fitting. The room is carpeted and benefits from double sockets. A window is situated to the rear elevation. A door leads to the en suite.

Bathroom 2.37m x 2.62m

This bathroom located to the rear of the home benefits from a pedestal basin, WC and bath with shower above. This room has a flush light fitting, coving, extractor fan and partially tiled walls. A cupboard provides storage and there is a towel ladder radiator.

Bedroom Three 3.13m x 3.13m

This room is located to the rear of this wonderful home and benefits from mirrored built in wardrobes with hanging and shelf space. There is a feature painted wall, coving, sockets with USB points and a pendant light fitting. A window allows plenty of daylight to flood through this room.

Property

Dimensions

Kitchen/ Family Room 7.25m x 3.97m

This superb room benefits from maple base and wall units with black laminate worktops. There is a stainless-steel sink with a drainer and space for a dishwasher. There is a freestanding cooker with a chimney hood above as well as space to fit an American style fridge/freezer. An island unit provides seating for six and the floor is laid to vinyl. Two windows with blinds face the front elevation and there is a central heating radiator. This room benefits from three pendant light fittings, smoke alarm and has plenty space for a dining table and chairs. An opening leads to the superb family room.

Utility 4.51m x 1.73m

This is a well-presented room where the walls have been painted white and there are base units with a stainless-steel sink with drainer and laminate worktops. There is space for a washing machine and tumble dryer. This room benefits from coving, a flush light fitting, a smoke alarm and an extractor fan. The floor is laid to vinyl. A door gives access to the spacious former garage.

Garden

Externally there is a block-built garage and store which houses the oil tank. There is a raised decking area and an enclosed garden to the side elevation. There is a drying green to the rear. The front garden is well maintained and laid to lawn with a patio area, bridge and a sweeping gravel drive with excellent parking.

Family Room 4.51m x 3.10m

Located off the kitchen this room has magnolia painted walls and a blue fitted carpet. There is a central heating radiator, a five light fitting and coving. There is an ariel point and double sockets. A window faces to the rear elevation.

Former Garage/Workshop 8.67m x 3.57m

Formerly used as the garage this spacious room has built in base and wall units. This room houses the boiler and hot water cylinder. Plasterboard throughout this room has coving, smoke alarm and fluorescent lighting. A hatch gives access to the loft void. This room benefits from dual aspect windows.

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.



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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.