



Taigh Cruinneachadh (Gathering Place)

Offers Over £330,000



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5 BEDS | 4 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning executive home which benefits from outstanding views from its elevated hilltop position. This is an excellent opportunity for a family to purchase an architecturally designed home which has been finished throughout to the highest of standards with good quality finishings and some unique features. With views from every aspect, this is one property not to be missed. There are also approximately 4.4 acres of land, which are available by separate negotiation, sure to appeal to equestrian lovers.

This fabulous home is accessed through a gravel track which leads to a generous driveway. There is a raised decking area for out door dining, which also has an enclosed storage void underneath. The decking also has wheelchair access. This superb house comprises of a front vestibule which leads into a bright inner hall. Located off the hall is the bright solid wooden fitted kitchen which has excellent storage and benefits from an exposed stone feature wall. This fantastic kitchen features slate tiles, a range cooker with an Oak mantle above as well as a Belfast sink. It is of good proportions with plenty of open floorspace and could easily accommodate a twelve-seater dining table. Stairs from the kitchen lead down to the ground floor bedroom, the shower room and the spacious double garage.

There is also a bedroom to the right of the first-floor hallway, whilst an opening leads into the stunning main lounge which has two feature landscape windows and a multi fuel stove which sits on a Caithness Flagstone hearth. Double doors give access to the superb family room which has dual aspect windows to take in the view as well as a multi fuel stove for those cosy nights in. A further door off the main lounge gives access to three beautiful bedrooms, two of which are en suite and the superb family bathroom which benefits from a bath as well as a shower. Mainly neutrally decorated throughout, this home is in walk in condition and benefits from being in a tranquil scenic location. There is also oil central heating, and mature trees have been planted. An area of lawn is located to the side of this home and is ideal for sitting out in

Dunbeath is a picturesque village on the east coast of Caithness with many amenities, including a primary school, Doctor's surgery, and a village shop. Dunbeath is on the popular NC500 route and has excellent bus links north and south. Dunbeath is the birthplace of Neil M Gunn, novelist, and its harbour celebrates his life with a statue of 'Kenn and the Salmon'. Dunbeath also boasts the Dunbeath Strath Walk, which is a 6.5 mile walk popular with locals and tourists alike. Dunbeath is a 20-mile drive from Wick, the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route.



Extra Information

Services

School Catchment Area is Dunbeath Primary School / Wick High School

EPC

EPC C

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3Words:///blasted.scorecard.sedative

Key Features

- **5 BEDROOMS**
- **STUNNING VIEWS**
- **WELL PRESENTED**
- **COMMERICAL OPPURTUNITY**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.6m x 2.04m

Accessed via a UPVC door with a glazed panel, the vestibule benefits from a flush light fitting and floor tiles. An oak door gives access to the first hall.

Bedroom One 4.42m x 3.77m

This immaculately presented room has a feature painted wall and ceiling downlighters. A carpet has been laid to the floor. There are two windows which let plenty of natural daylight flood through and also double sockets.

Family Room 4.78m x 6.61m

This lovely neutrally decorated room benefits from triple aspect views with curtains. A carpet has been laid to the floor and there are ceiling downlighters, wall mounted shelves and a built-in cupboard. A wood burning stove creates a focal point within this light and bright reception room that also benefits from superb views.

Utility 1.54m x 1.91m

This room houses the washing machine, tumble dryer and fridge freezer. There is a window and ceramic tiles have been laid to the floor. There is also a pendant light fitting and an extractor fan.

Hallway One 2.20m x 1.47m

The hallway is neutral in décor. The walls are painted white and the floor has a beige fitted carpet. A cupboard houses the central heating controls; there is a pendant light fitting and a smoke alarm. An opening leads to the lounge and doors give access to bedroom one and the kitchen.

Lounge 3.77m x 8.01m

This beautiful room has two picture windows to the front elevation. A carpet has been laid to the floor. There are wall mounted shelves and wall lights. This superb room benefits from a woodburning stove which sits on a Caithness flagstone hearth. Doors lead to the family room and the internal hall.

Kitchen 7.67m x 4.76m L & W

This superb room is of good proportions and has a stone feature wall. There is an excellent selection of oak, shaker style wooden base units with laminate worktops. There is an integral dishwasher and fridge. There is a Belfast sink and ceiling downlighters. This room also houses a superb Cannon range cooker with a double oven, grill and gas hob. Slate tiles have been laid to the floor. An integral utility room provides further storage and houses the washing machine and tumble dryer. There is plenty space for a table and chairs. Stairs lead down the ground floor living accommodation.

Downstairs Ground Floor Hall 6.82 x 2.10m L&W

A carpeted stairwell leads down to the ground floor hallway. There are two windows to the side of the stairwell. Doors give access to a bedroom, shower room and an integral garage. This area of the home benefits from an opaque window, a fitted carpet and a central heating radiator as well as double sockets. A wall light can also be found on the middle landing.

Property Dimensions

Downstairs Shower Room 1.88 x 2.36 m

The shower room benefits from a recessed shower, a pedestal sink and WC. There is a flush light fitting and a central heating radiator. The floor is laid to ceramic tiles. This room also benefits from an opaque window.

Hallway Two 1.42 x 6.99 m

Located just off the lounge, this area of the home has white painted walls and a beige fitted carpet. There are two flush ceiling lights and a smoke alarm. A hatch gives access to the loft. A window lets the daylight flood through and oak doors lead to three bedrooms and the family bathroom.

En Suite 1.46 x 2.46 m

This beautiful room benefits from a generous shower cubicle. There is a pedestal basin and WC. This room benefits from a wall mounted mirror and has a flush light ceiling fitment. The walls have been partially fitted with wet wall and the floor has been laid to ceramic tiles.

Bedroom Five 4.79 x 3.75 m

This beautiful room is bright with scenic rural views. There is a fitted carpet, double sockets and ceiling downlighters. This room also has a feature painted wall. A four-panel oak door gives access to the beautiful ensuite.

Downstairs Bedroom Two 3.36 x 5.7 m

With outstanding sea views this room also benefits from a landscape window. There is a beige fitted carpet, the walls have been painted and there is also a triple light fitting and a central heating radiator. This generous bedroom also benefits from a phone point and double sockets.

Bedroom Three 3.71 x 4.8 m

This tastefully decorated room has a feature painted wall and benefits from a fitted carpet. There is oak built in wardrobes, ceiling downlighters and ample power points. This room benefits from fabulous coastal views. A door gives access to the ensuite shower room.

Bedroom Four 4.77 x 3.61 m

This room is of good proportions and has a feature painted wall. There is oak built in wardrobes with hanging and shelf space. It also benefits from ceiling downlighters and ample power points. There is also a fitted carpet and a large picture window.

Ensuite 1.45 x 2.23 m

This room has been tastefully finished and benefits from a generous shower cubicle. There is a pedestal sink and WC as well as chrome toiletry accessories. The floor is laid to ceramic tiles. It also benefits from a flush ceiling light and an opaque window.

Property Dimensions

Family Bathroom 1.8 x 3.79 m

This spacious room has a large walk-in shower with chrome controls and a bath. Wet wall has been partially fitted to the walls. There is a pedestal basin and WC as well as an extractor fan. The floor has been laid to ceramic tiles. There is a flush light fitting and an opaque window.

Garage 5.85 x 4.7 m

The garage has an up and over door as well as a water tap. There is wall mounted storage and a work bench, as well as the central heating boiler. It also benefits from power point and light. A UPVC partially glazed door leads outside.

Garden Grounds

The property is accessed via a gravel track which leads to a gated entrance. Hard-core has been laid throughout the generous drive that also benefits from excellent parking space. There is an area of lawn to the rear of the property that has made private by the planting of trees. There is also a raised decking area with storage underneath. The property benefits from oil central heating and approximately 4.4 acres of land is available by separate negotiation, which is ideal for those with equestrian interests.

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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