

Scaraben House

GREENLAND, CASTLETOWN, THURSO, KW14 8SX



A delightful 4 bedroom 2 bathroom detached bungalow on a circa 0.7 acre plot with double tandem garage



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McEwan Fraser Legal is delighted to present this magnificent four-bedroom detached bungalow in Greenland, Castletown, just outside Thurso. The property has some of the most spectacular views that this part of Scotland has to offer, it is a gorgeous Highland retreat located just 4 miles from the world famous North Coast 500 route.

This property and the plot (approximately 0.7 acre) it sits on offers so much for now as a home whether full-time or a holiday home but even more potential in the future, with extension or development of outbuildings, such as a holiday let or pod business (subject to planning).

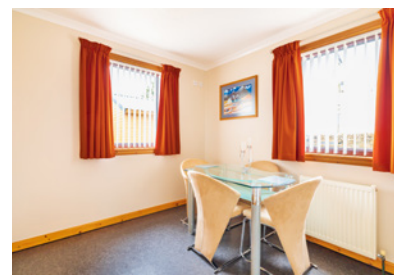
THE LOUNGE



Inside, the property comprises:

- Spacious living area with fireplace
- Fully equipped kitchen with views to the rear

THE KITCHEN & UTILITY



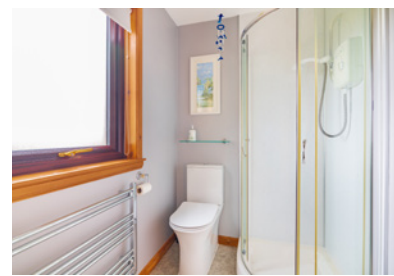


- Family bathroom with bath suite and shower overhead
- Four bedrooms, three double and one smaller, ideal as an office or study
- En-suite shower room to master bedroom

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



In addition, there is even more on offer externally on the 0.7 acre plot including a gated entrance with multiple car parking spaces and a detached double tandem garage of blockwork construction. There is also another single-car garage, two timber sheds, a potting shed and a greenhouse.

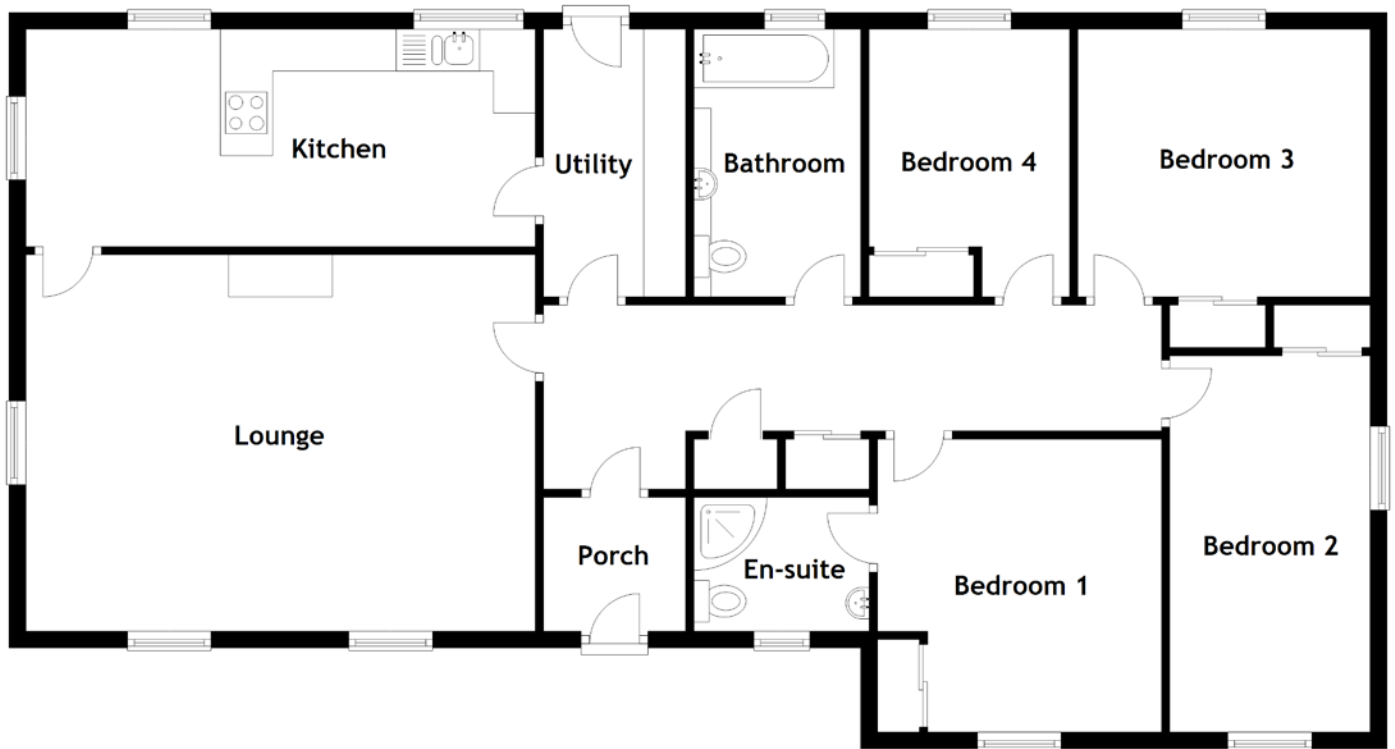
Next to the garages is a top wood area, and on the left-hand side as you come up the drive is a shrubbery, it really is a fantastic piece of land as well as a great home with lots of future potential and possibilities.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP

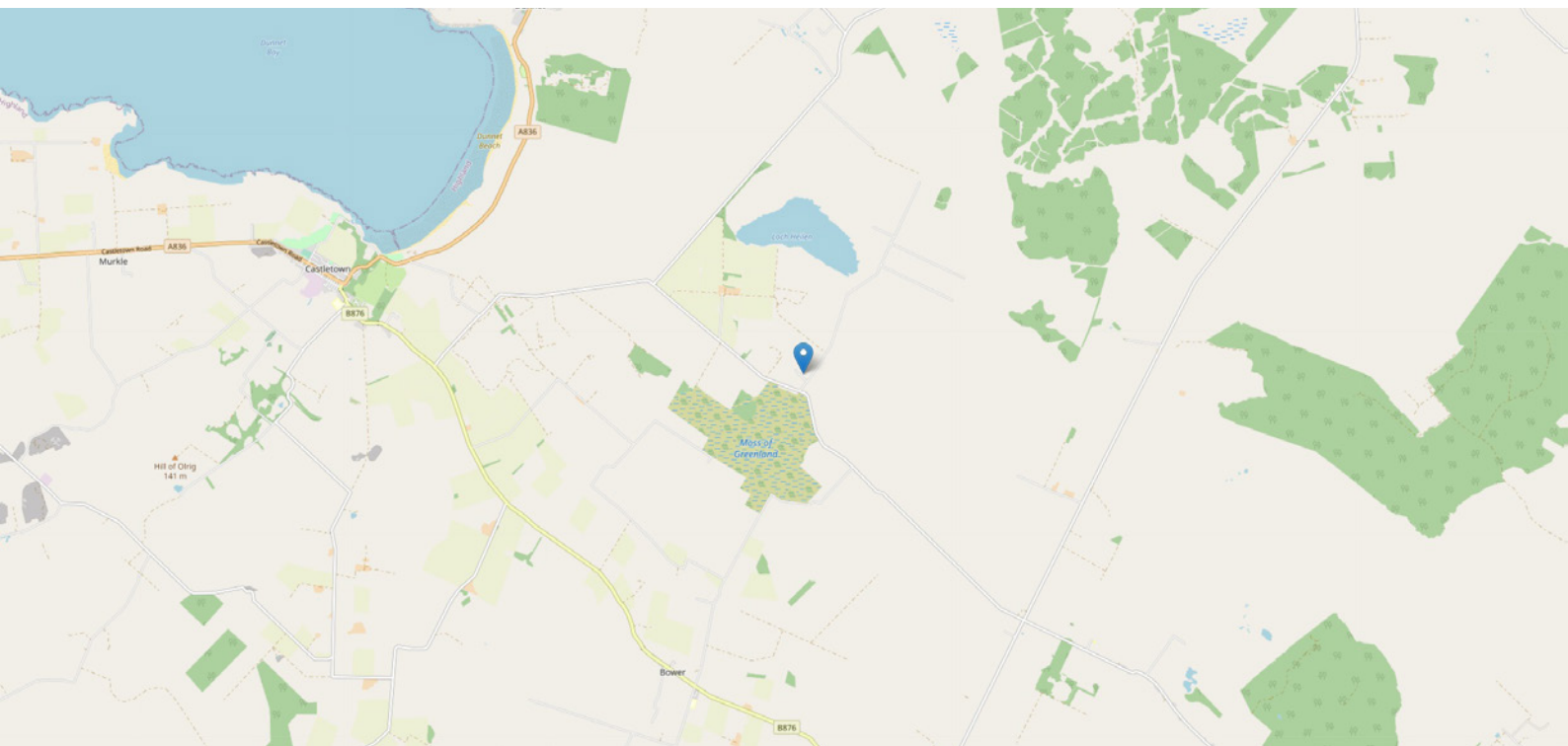


Approximate Dimensions
(Taken from the widest point)

Porch	1.70m (5'7") x 1.60m (5'3")
Lounge	6.10m (20') x 4.50m (14'9")
Kitchen	6.10m (20') x 2.60m (8'6")
Utility	3.20m (10'6") x 1.70m (5'7")
Bathroom	3.20m (10'6") x 2.00m (6'7")

Bedroom 1	3.50m (11'6") x 3.40m (11'2")
En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 2	4.50m (14'9") x 2.50m (8'2")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bedroom 4	3.20m (10'6") x 2.40m (7'10")

Gross internal floor area (m²): 124m²
EPC Rating: D



THE LOCATION

The property is located between Thurso (10 miles) and Wick (12 miles) and around 4 miles from the world-famous North coast 500. Five miles away, the village of Castletown has a number of shops including a convenience store with post office, butchers, garage, petrol station, hair salon, beauty salon, garden centre, the local heritage centre and a medical practice. It also has a hotel that serves lovely food and a carvery on a Sunday.





Thurso has many more facilities including a medical centre, dentists, local shops, hotels, lovely restaurants, supermarkets, a Post Office, butchers, hair salons and a railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Aberdeen where domestic and international flights are available. Wick is a few miles further but has more shopping and amenities, along with a beautiful harbour and daily boat trip excursions.

The University of the Highlands & Islands (UHI) offers many further education opportunities in both Wick & Thurso. Caithness General Hospital is located in Wick and is a rural general hospital offering a large range of medical services to the surrounding area.

The Scottish Highlands are renowned as a world-class destination for outdoor pursuits such as mountain and road biking, hill-walking, fishing, sailing and pony trekking, The far north is often referred to as the last great wilderness in Europe. One really local place of interest is Dunnet Forest. The area also provides some of the most beautiful beaches and mountains in Scotland. One beach in particular that is close to the property, Dunnet Bay, is a fantastic sweeping arc of around 2 miles of white sandy beach backed by rolling sand dunes.




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