



Paws For Thought, Canisbay

Offers Over £240,000



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3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this superb detached bungalow to the market. Situated in a prominent elevated position with outstanding views, this wonderful home offers flexible and comfortable accommodation over one level. The spacious lounge boasts dual aspect windows to enjoy the coastal outlook and also benefits from a cosy stove fire. The fitted kitchen has painted base and wall units as well as patio doors which lead out to the raised decking area of the garden. There are three neutrally decorated bedrooms, all of which have excellent storage. The master bedroom also benefits from a generous en suite shower room and there is also a stylish bathroom which has a bath as well as a shower.

Externally the property occupies a generous garden plot and is accessed via a gravel drive which has off road parking for multiple vehicles. A double garage which has power and light provides further storage. There are also outside water taps, with the front garden being mainly laid to lawn with some hedging and plants. The rear garden benefits from a child's play house, a log store as well as raised flower borders, a patio and raised decking. There are mature trees in the rear garden which is also enclosed.

This lovely home also benefits from oil central heating.

The nearest town to Canisbay, 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.



Extra Information

Services

School Catchment Area is - Canisbay Primary, Wick High

EPC

EPC - D

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///bugs.crashing.overused

Key Features

- **Three Bedrooms**
- **Neutrally Decorated**
- **Generous Garden**
- **Stunning Sea Views**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.67m x 1.25

Accessed via a hardwood door with glazed panels, the vestibule is bright with white painted walls and a window to the front elevation. Oak laminate has been laid to the floor, there is a central heating radiator and double sockets, the vestibule benefits from a lantern light fitting, a glazed door gives access to the inner hall.

Lounge 4.51m x 6.21m

This beautiful room has dual aspect windows, fitted with blinds, which enjoy an outlook towards Stroma and the Orkney Islands. A focal point within the room is the multi-fuel stove which sits on a Caithness flag hearth. There are two central heating radiators, wall lights as well as smoke alarms. A carpet has been laid to the floor and coving has been fitted to the ceiling. There are ample double sockets and also a phone point.

Bedroom Two 2.71m x 5.74m

This well-presented en-suite bedroom benefits from built-in storage. There is a triple light fitting, a central heating radiator as well as a window which faces the front elevation and a door gives access to the well-presented en-suite.

Bedroom Three 3.57m x 3.61m

This bright room is rear facing and benefits from mirrored fitted wardrobes with hanging and shelf space. A carpet has been laid to the floor and the walls have been painted. There is a triple light fitting as well as wall lights and double sockets.

Inner Hall 6.14m x 3.86m L & W

The hallway is spacious with white painted walls and oak laminate flooring. A cupboard provides storage, there is a smoke alarm and two pendant light fittings. A hatch gives access to the loft void and doors lead to the lounge, kitchen, three bedrooms and the bathroom.

Bedroom One 3.03m x 3.40m

This spacious room enjoys a beautiful outlook and boasts a built-in wardrobe with both hanging and shelf space. A carpet has been laid to the floor; there is a pendant light fitting as well as a central heating radiator and double sockets. A wardrobe with a blind faces the front elevation.

En-Suite Shower Room 1.69m x 2.68m

This lovely room benefits from a recessed tiled shower enclosure, a WC and a basin that has been built into a white high gloss vanity unit. There is a chrome towel ladder radiator, built-in shelving as well as ceiling downlighters and a wall light. Laminate has been laid to the floor and an opaque window faces the rear elevation. There is a hatch to the loft void and an extractor fan.

Bathroom 3.89m x 1.69m

The beautiful bathroom benefits from wooden panelling as well as tiling and vinyl flooring. There is a white WC, a bath and generous shower enclosure. The basin has been built into a white vanity unit and the room also benefits from coving, ceiling downlighters and an extractor fan. There is also a wall mounted mirror and shaving point as well as a towel ladder radiator.

Property

Dimensions

Kitchen 3.84m x 4.96m (L&W)

The bright kitchen is well-presented and has a window to the rear elevation as well as sliding patio doors which give access to the raised decking area of the garden. There is a good selection of painted base and wall units with laminate worktops. There is a hood above, double sockets with ample space for an American style fridge freezer and dining room table. This room also benefits from coving, light fittings and oak laminate flooring. There is also a central heating radiator and a door gives access to the utility room.

The Gardens & Garage

The property occupies a generous plot and benefits from a double garage which has light and power. The garden grounds are well maintained and are accessed from a gravel driveway. The front garden is mainly laid to lawn with pampas grass. There is a raised decking area to the side elevation and the rear lawn benefits from a patio area, a log store, lean to greenhouse with power, two outside water taps as well as a children's playhouse. There are flower borders, hedging and trees. The house is serviced by oil central heating.

Utility 2.98m x 1.46m

This spacious room benefits from wall mounted shelving as well as a built-in sink unit which has a laminate work top. There is space for a washing machine and tumble dryer. A deep cupboard provides further storage and houses the hot water cylinder. Tiles have been fitted to the floor, there is florescent lighting and a central heating radiator. A partially glazed UPVC door gives access to the rear garden.

Extra Information

There is a John Deere ride on lawn mower is also available by separate negotiation.

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 Inverness and Aberdeen 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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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.