



Sunnycroft Cottage Freswick

Offers Over £265,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful family home with outstanding coastal views in a quiet rural location.

Located in Skirza, this beautiful bungalow offers flexible and comfortable living accommodation over one level.

Ideally positioned to enjoy the fabulous views, this property benefits from a superb sunroom which has a vaulted ceiling and also enjoys an outlook over the colourful gardens. The superb family lounge has a feature wall papered wall as well as a cosy woodburning stove. The lounge gives access to both the sunroom and the open inner hall.

The kitchen benefits from freestanding dressers as well as built in units. There is a double oven, a hob as well as a range cooker which comes in handy during those winter months as well as freestanding appliances. The utility room is spacious and benefits from white base and wall units with laminate worktops and a generous storage cupboard. The family bathroom benefits from a bath with a shower above and there are also three spacious bedrooms, two of which benefit from mirrored built in wardrobes. The master bedroom also benefits from an en suite shower room. An integral large garage with light and power completes the living accommodation.

Although in need of some minor decoration internally, this is a superb family home which has a lot going for it. Externally there is a log store, a Catio as well as an exceptional summerhouse which could be used as a studio.

Skirza is around a 15 minute drive from Wick, 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.



Extra Information

Services

School Catchment Area is - Canisbay Primary, 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:

Key Features

- **Three Bedrooms**
- **En-Suite**
- **Sun Room**
- **Stunning Views**



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Vestibule 1.65m x 2.49m

Accessed via a UPVC door, the vestibule is well presented with mirrored sliding cupboards which provide excellent storage, a central heating radiator and vinyl flooring. There is a drop down light fitting and the walls have been papered. A 15-pane door gives access to the inner hall.

Lounge 3.68m x 5.99m

The stylish lounge has a feature papered wall and benefits from painted wooden floorboards. There is a stove with a Caithness Flag mantle and hearth. The room benefits from two triple light fittings as well as an arial point and double sockets. There are two central heating radiators, a window, fitted with a roller blind can be found to the side elevation as well as patio doors which give access to the superb sunroom.

Kitchen 4.78m x 8.40m

This open room is bright and benefits from white base and wall units as well as a feature island. There is a single oven, a hob as well as a Klover range cooker which has two hot plates a warming plate and also a double oven. There is a freestanding dishwasher, fridge and a fridge-freezer. The kitchen also benefits from a white sink with drainer. There are two drop down light fittings and laminate has been laid to the floor. A window faces the side elevation and a door gives access to the spacious utility room.

Bathroom 2.36m x 2.47m

This beautiful bathroom benefits from a bath with an overhead shower, there is a white WC and the wash-basin is built into a vanity unit. Vinyl has been laid to the floor; there is a feature mosaic wall with a mirror as well as white toiletry accessories and a central heating radiator. An opaque window which has been fitted with a roller blind faces the front elevation.

Inner Hall 2.62m x 6.10m

The L-shaped hallway has wooden panelling to half height, a central heating radiator, two drop down light fittings as well as double sockets throughout. Pine doors give access to the stylish lounge, kitchen, bathroom and double bedrooms.

The Sunroom

The sunroom has been ideally positioned within the home to make the most of the fantastic coastal views. There is a vaulted ceiling, triple aspect windows and vinyl flooring. A drop-down chandelier creates a focal point within this room. A glazed UPVC door leads out into the garden. There are double sockets and a central heating radiator. This is the ideal place to sit and enjoy breakfast.

Utility Room 1.69m x 3.02m

This spacious room benefits from white base and wall units with granite worktops. There is a black sink and drainer, an extractor fan as well as a pendant light fitting and central heating radiator. A cupboard provides storage and also houses the hot water cylinder. A partially glazed UPVC door leads outside.

Bedroom One 2.39m x 4.05m

This bright room has neutrally painted walls and vinyl has been laid to the floor. Doubled mirrored wardrobes with both hanging and shelf space provides storage. There is also a central heating radiator, double sockets and a pendant light fitting. A window which has been fitted with blinds faces the front elevation.

Property

Dimensions

Bedroom two 4.22m x 2.48m

This light and bright room has one feature papered wall with the rest benefitting from wood panelling to half height. The floor has been laid with wood and there are mirrored sliding wardrobes providing both hanging and shelf space. There is a central heating radiator and a window which faces the rear elevation.

En-Suite 2.37m x 1.81m

The bright en-suite shower room has a WC and a washbasin that have been built into a white high gloss vanity unit. There is a light fitting, a chrome towel ladder radiator and a wall mounted cupboard as well as an extractor fan. An opaque window faces the front elevation.

Extra Information

Sunnycroft has two solar panels fitted to the rear elevation roof.

Master bedroom 3.90m x 3.64m

The master bedroom is neutrally painted with a dropdown light fitting, double sockets and a central heating radiator. A window, which has been fitted with a roller blind faces the rear elevation and a door gives access to the en-suite.

Gardens

The garden to the rear has been partly laid to lawn with some attractive borders and a lovely seating area.

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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