



Services

Mains water, electricity and private drainage with septic tank.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

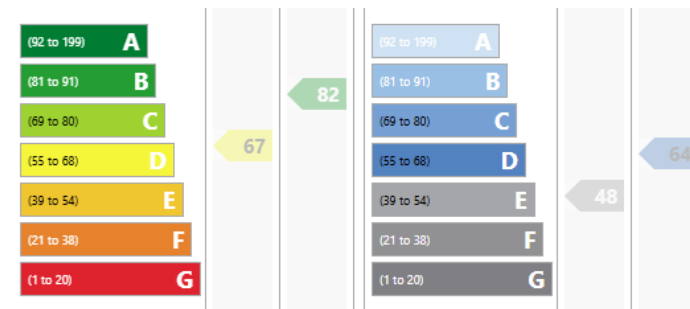
Strictly by appointment via Munro & Noble Property Shop
 Telephone 01955 602222.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000
 A full Home Report is available via Munro & Noble website.



HOME REPORT VALUATION £165,000

Elgon John O'Groats, Caithness KWI 4YR

A two bedroom detached bungalow located on the outskirts of John O'Groats. With sea and countryside views.

OFFERS OVER £155,000

The Property Shop, 22 Bridge Street
 Wick

property@munronoble.com

01955 602 222

01955 603016

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602222.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Lounge

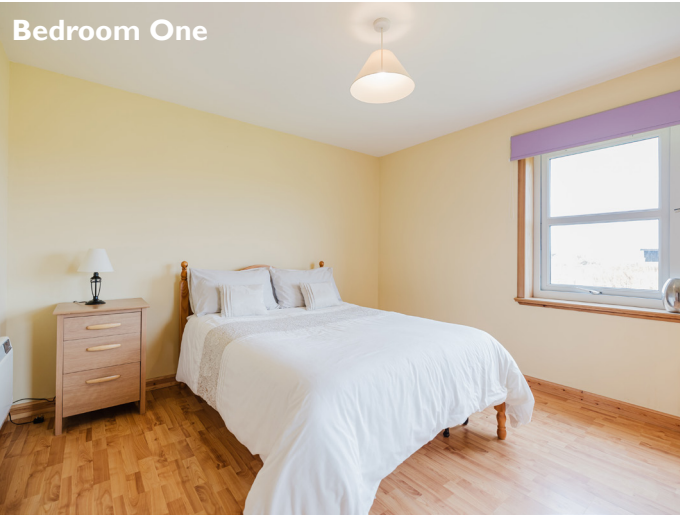


Kitchen

Property Description

A wonderful opportunity to purchase a spacious two bedroom, detached bungalow, located on the outskirts of John O’Groats. In excellent decorative order, the property boasts a generous 99 square meters of living space, benefiting from uPVC double glazing throughout and electric central heating. The accommodation comprises, front entrance vestibule, lounge, kitchen/diner, two bedrooms, en-suite and shower room.

Entering the property into the front vestibule, with vinyl laminate flooring throughout, this bungalow is light and airy, continuing through the hallway to the double aspect lounge, with wood effect flooring and fireplace with wooden mantle and flagstone surround and hearth. Adjacent to the lounge the well appointed modern kitchen comprises, tile effect laminate flooring, fitted wall and base mounted units, stainless steel sink with chrome mixer tap, integrated dishwasher, electric oven and ceramic hob with extractor fan, plumbed for washing machine. The principal bedroom has countryside views with two built in storage cupboards, the en-suite shower room has a double shower cubicle with chrome mains power shower, sink with pedestal and WC. Bedroom two is double aspect with built in double storage cupboard. The fresh, bright bathroom comprises, white ceramic WC, sink with pedestal and a fully wet walled, enclosed shower cubicle with electric shower and chrome fixtures and fittings. With beautiful surrounding views, including sea views out to Stroma and Orkney, the property has a drying green to the rear and tarmac driveway providing off road parking for several vehicles.



Bedroom One



Bedroom Two

Rooms & Dimensions

- Entrance Vestibule
Approx 1.80m x 1.68m
- Lounge
Approx 5.36m x 3.81m
- Kitchen
Approx 4.31m x 3.46m
- Rear Vestibule
Approx 3.06m x 2.37m
- Bedroom One
Approx 5.39m x 3.15m
- Bedroom One En-Suite
Shower Room
Approx 3.40m x 1.20m
- Shower Room
Approx 2.38m x 2.25m
- Bedroom Two
Approx 4.08m x 3.42m



Shower Room

