



3 Dwarwick Place, Dunnet

Offers Over £95,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well-presented semi-detached bungalow, offering comfortable accommodation on one level together with generous off-road parking and attractive, low-maintenance gardens. Situated in a convenient residential location, this lovely home would make an ideal purchase for a variety of buyers.

The property is entered through a welcoming vestibule which leads into the inner hallway, providing access to all of the accommodation. The bright and cheerful lounge enjoys a large picture window overlooking the front garden, while a feature cream-coloured fireplace with an electric fire creates an attractive focal point.

The well-proportioned kitchen is fitted with a good range of oak wall and base units, laminate work-tops and a selection of integrated and freestanding appliances. There is ample room for a dining table and chairs, while the large front-facing window allows plenty of natural light into the room. The bungalow offers two generous double bedrooms, with the principal bedroom enjoying a pleasant outlook over the rear garden and benefiting from a useful walk-in storage cupboard. The second bedroom is also well proportioned and overlooks the rear garden. A useful box room, currently utilised as a study, provides additional flexibility and could be ideal as a home office or storage space.

A modern shower room completes the accommodation and features a shower enclosure, WC, wall-mounted wash hand basin with mirrored storage and a chrome towel radiator.

Externally, the property benefits from a low-maintenance front garden finished with stone chip-pings, while the rear garden is predominantly laid to lawn with established hedging and flowers. Two timber sheds provide useful external storage, while the generous driveway offers ample off-road parking.



Extra Information

Services

School Catchment Area is Castletown Priamry School /
Thurso High School

EPC

D

Council Tax Band

A

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Well-presented semi-detached bungalow**
- **Comfortable accommodation all on one level**
- **Bright lounge with large picture window**
- **Generous driveway with ample off-road parking**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Vestibule 0.91 x 1.11 m

This bright and welcoming vestibule benefits from papered walls and vinyl flooring. There is a cupboard housing the electric consumer unit, a smoke alarm and a pendant light fitting as well as a 15-pane glazed door, which gives access to the inner hall.

Lounge 4.10 x 3.80 m

The beautiful lounge has a large picture window with curtains and blinds to the front elevation. There is some coving, carpeted floor and the walls have been papered in neutral tones. A focal point within this cheerful room is the attractive cream-coloured fireplace with an inserted electric fire. The lounge also benefits from double sockets, an aerial point, a central heating radiator, a pair of ambient wall lights as well as a triple light fitting.

Bedroom One 3.79 x 3.18 m

Beautifully presented, this generous room enjoys an outlook over the rear garden and has carpeted flooring and papered walls. There is a convenient walk-in cupboard, offering ample storage space as well as a central heating radiator, a pendant light fitting and double sockets. There is also a window with curtains and blinds, facing to the rear elevation.

Bedroom Two 3.91 x 2.98 m

This spacious room has been wallpapered and benefits from a felted carpet, a rear elevation facing window with curtains and blinds as well as double sockets and a pendant light fitting.

Inner Hall 3.07 x 1.79 m

An airy and functional inner hall has carpeted floor and papered walls, doors lead to both bedrooms, lounge, shower room, kitchen and box room respectively and has an in-built linen cupboard. There is a central heating radiator, a pendant light fitting, a telephone connection point as well as double sockets.

Kitchen 3.23 x 3.91

This well-proportioned, practical kitchen has a good selection of oak base and wall units with laminate worktops. There is a freestanding washing machine, a dishwasher as well as an integral fridge, a cooker with a hood and a sink with a drainer. The walls between the top and bottom units have been tiled and vinyl has been laid to the floor. A space can be found for a table with chairs and there is a central heating radiator, a smoke alarm and a wave chrome light fitting upon the ceiling. A large window faces to the front elevation and floods the kitchen with natural daylight.

Box room 1.52 x 1.79 m

Currently used as a study, this neutrally decorated room has carpeted floor, a pendant light fitting and wall mounted shelving.

Shower Room 1.67 x 2.30m

The well-lit shower room has been tiled and benefits from vinyl flooring. There is a wall-mounted basin with a mirrored cupboard above, a WC as well as a shower enclosure, ceiling downlighters and a chrome towel radiator. An obscured window with a roller blind faces the side elevation.

Property Dimensions

Garden

The property benefits from a low-maintenance front garden finished with stone chippings, while the rear garden is mainly laid to lawn and complemented by established hedging and flowers. Two timber sheds provide useful external storage. A generous driveway offers ample off-road parking, with the property further benefiting from UPVC double glazing and oil central heating.

THURSO

Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

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- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





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.