



10 Lochend Holding, Barrock, Thurso

Offers Over £235,000



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2 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive detached two-storey, two-bedroom house with a detached double garage, set within generous garden grounds extending to approximately one third of an acre and enjoying beautiful panoramic views across the Caithness countryside.

This immaculately presented home offers comfortable and stylish accommodation over two levels and is ideal for those seeking a peaceful rural lifestyle. A welcoming sunroom provides the perfect introduction to the property, enjoying triple aspect windows and superb countryside views. The heart of the home is the impressive open plan lounge and dining room, a bright and spacious living area featuring two attractive red brick fireplaces, each with a cosy woodburning stove. A central staircase creates an appealing focal point, while the room's generous proportions make it ideal for both family living and entertaining.

The modern kitchen is beautifully appointed with elegant light cream units, integrated appliances and ample workspace, whilst the adjoining utility room offers excellent storage and practical everyday convenience. Completing the ground floor is a stylish shower room finished in neutral tones with a generous shower enclosure.

On the first floor, there are two spacious and beautifully presented double bedrooms, both benefiting from dual aspect windows and stunning rural views. A useful WC serves the upper level and adds further convenience.

Externally, the property occupies attractive garden grounds extending to approximately one third of an acre. Predominantly laid to lawn, the gardens feature mature hedging, colourful flower borders and a variety of established plants and shrubs. A substantial detached double garage with electric doors provides excellent storage, workshop space and secure parking.



Extra Information

Services

School Catchment Area is - Castletown Primary, Thurso High School

EPC

EPC - D

Council Tax

Band - C

Tenure

Freehold

Viewing

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

Extras

What3Words: [///emphasis.celebrate.bachelor](https://www.what3words.com/emphasis.celebrate.bachelor)

Key Features

- **Attractive detached two-bedroom home set over two levels**
- **Detached double garage with electric doors, power and lighting**
- **Generous garden grounds extending to approximately one third of an acre**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Sun Room 1.64m x 3.70m

Accessed via a UPVC partially glazed door, this beautifully presented room boasts fabulous countryside views and has triple aspect windows. There are wall lights, a double socket and a central heating radiator. Oak laminate has been laid to the floor and a door gives access to the stylish open plan lounge/dining room.

Kitchen 3.85m x 2.22m

This splendid room is bright and benefits from elegant light cream base and wall units with the floor-matching laminate worktops. There is an induction hob with an extractor fan, a stainless-steel sink, an integral oven and a dishwasher as well as a microwave. There are two windows facing rear elevation and plenty space for a fridge freezer. Practical oak laminate has been laid to the floor. This room also has useful downlights on the ceiling and there is a smoke alarm.

Shower Room 1.84m x 2.35m

This neutrally decorated shower room is of generous proportions and benefits from spacious shower enclosure, which has been tiled and equipped with the Mira shower unit. There is also a WC, a pedestal basin with a wall mounted mirror with light above, as well as in-built ceiling downlighters. A central heating radiator neatly housed in an alcove, which also accommodates a couple of handy shelves at the top. There is a ceiling extractor fan to facilitate air circulation and vinyl wood-effect planks has been laid to the floor. A hatch gives access to a loft void and an opaque window with a roller blind, facing to the rear elevation.

Bedroom One 3.78m x 4.01m

This beautifully presented room has been painted and benefits from dual aspect windows, offering panoramic views over the peaceful lush Caithness countryside. There is a central heating radiator and a pendant light fitting. It is a cheery bright bedroom, with painted wooden floorboards, lending plenty of open floorspace.

Lounge/Dining Room 9.13m x 4.08 m

This airy fabulous room is immaculately presented and features two cosy red brick fireplaces with woodburning stoves to each gable end of the room. There is a coving with wall lights as well as a recessed shelved alcove. Conveniently, there are four central heating radiators, double sockets as well as a BT and an aerial point. Oak laminate has been laid to the floor. This splendid room is divided by a staircase, which gives access to the first floor and creates a focal point within the room.

Utility Room 3.57m x 1.83m

This light-filled room offers excellent storage space, with two generous double cupboards. There are also base and a wall units with laminate worktops with a space for a washing machine. A ceiling hatch gives access to the loft void. There is a central heating radiator and flush light fitting as well as a socket with in-built USB ports. There is a window to the side elevation and a UPVC split stable door, top of which has a glass pane for additional light and convenience. This door gives access to the well-maintained rear garden. There is another wooden door leading into a beautiful spacious shower room.

Stairwell

A carpeted stairwell leads up to the first-floor landing. Half way up the stairs there is a window facing to the rear elevation and a five-light chandelier at the top of the stairs. There is a central heating radiator and doors leading to a WC as well as two capacious bedrooms.

W.C. 1.89m x 1.18m

A velux window to the front elevation fills this room with plenty of light. There is a chrome towel ladder radiator, a WC and a pedestal basin as well with a wall mounted mirror above it and the room is illuminated by a flush ceiling light. Vinyl wood effect planks have been laid to the floor.

Property

Dimensions

Bedroom Two 3.47m x 4.02m

This spacious and bright double room has painted walls, a central heating radiator and a pendant light fitting as well as double sockets. The floor is laid to painted solid wood floorboards and a dual aspect windows offer scenic rural views of the countryside.

Garden Grounds

Extending to approximately one third of an acre, the generous garden grounds are mainly laid to lawn and enjoy a variety of mature hedging, colourful flower borders and established planting throughout.

Garage 7.44m x 6.13m

The double garage has two electric doors as well as a pedestrian UPVC partially glazed one. There is fluorescent lighting and a window to the rear elevation.

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.



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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.