



# Sunrise, Torranreach, Mid-Clyth

Offers Over £200,000



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**2 BEDS | 1 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb detached bungalow with outstanding coastal views within a short driving distance to Wick.

This stylish home internally has been finished to a very high standard and benefits from a fabulous open plan mezzanine lounge/dining room which features patio doors which lead out onto the raised decking area of the garden as well as a bay window which offers panoramic views. Steps from the dining area lead down to a tastefully finished white high gloss galley fitted kitchen which has a gas cooker and space for freestanding appliances. The attractive kitchen is exceptionally bright and also has a sea view. There are two immaculately presented double bedrooms, as well as a beautiful shower room which has been finished off to a high standard and is partially tiled.

Externally a door gives access to the basement level which provides storage and is also used as a utility room. The basement has power, water and light as well as built in units. There is a storage area under the raised decking to the front of the home as well as a large steel garage with a high ceiling which could also accommodate an overhead mezzanine storage room. The gardens are well established and mainly laid to lawn with a large gravel drive which offers parking for multiple vehicles. There are mature trees, hedging and flower borders within the large garden plot as well as an LPG gas tank which services this wonderful home.



# Extra Information

## Services

School Catchment Area is - Lybster Primary School / Wick High School

## EPC

EPC - E

## Council Tax

Band - B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///hairstyle.busters.nicer

## Key Features

- Superb detached bungalow with panoramic coastal views
- Stunning open plan mezzanine lounge and dining area
- Large bay window showcasing breathtaking sea views
- Generous garden grounds with mature trees, hedging and flower borders



# Property Photos



# Property Photos



# Property Photos



# Property

## Dimensions

### **Inner Hall 6.67m x 0.90m**

The L-shaped inner hall is bright and benefits from tiling as well as a grey fitted carpet. There are two central heating radiators within the hall along with three flush light fittings and double sockets. Doors lead to the shower room, two double bedrooms and the kitchen.

### **Galley Kitchen 4.69m x 1.82m**

This lovely room has a good selection of white high gloss base and wall units with black laminate worktops as well as a stainless-steel sink and drainer. There is a freestanding cooker, under counter fridge and washing machine. There is a central heating radiator and two light fittings. The kitchen benefits from a vinyl laid floor and steps that lead up to the Mezzanine lounge.

### **Bedroom One 3.76m 2.62m**

The immaculately presented room has grey painted walls and is fitted with a carpet. There is coving, a flush light fitting, double sockets and an aerial point. The window in this bright room faces to the front elevation.

### **Basement 4.56m x 2.33m, 4.21m x 1.68m & 2.08m x 0.98m**

The basement extends to approximately 20m<sup>2</sup> in size and is used at present for storage as well as a utility room. This area of the home houses the central heating boiler and benefits from base and wall units along with a sink. There is also a central heating radiator, power and light.

### **Mezzanine Lounge/Dining room 4.69m x 7.12m**

The stunning lounge is immaculately presented. There are exposed beams, a feature bay window as well as double glazed doors with side panels either side which lead to the raised decking area of the gardens. Neutrally decorated throughout, this superb room benefits from two central heating radiators, phone points, double sockets and two contemporary light fittings. A carpet has been laid to the floor; dual aspect windows offer panoramic views of the coast and surrounding countryside. Four steps lead down to the fitted galley kitchen.

### **Shower Room 1.50m x 2.83m**

This beautiful room benefits from a shower quadrant, WC and pedestal sink. There are two ceiling lights, an illuminated mirror and a wall mounted heater, the floor has been laid with ceramic tiles and there is an opaque window to the front elevation.

### **Bedroom two 2.80m x 4.95m**

This spacious room has been tastefully decorated, two windows, fitted with blinds, face the front elevation. There are two pendant light fittings, a central heating radiator and double sockets throughout. There has been carpet laid to the floor, this generously proportioned room is positioned to give views of the North Sea.

### **Garage 6.95m x 4.03m**

The steel garage is of good proportions and benefits from a high ceiling which extends to 3.69m in height making it ideal for mezzanine storage. The garage has built-in shelves, a stainless-steel sink as well as a roller door. A pedestrian door gives access to the garden grounds.

# Property

## Dimensions

### Garden grounds

The garden extends to approximately half an acre and benefits from a wooden shed, extra storage space can be found beneath the decking area. The gardens are mainly laid to lawn with some mature hedging and assorted flower borders.

## 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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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.

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## **Why Choose Yvonne Fitzgerald Properties**

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- 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.