



Upper Warse, Canisbay

Offers Over £330,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

4 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this superb executive bungalow to the market. Situated in a prominent location and enjoying an outlook towards Stroma and the Orkney Islands, this wonderful bungalow has everything to offer.

Sitting on half an acre and finished to the highest of standards throughout, this tastefully decorated home has been designed to make the most of the breath-taking views.

Upon entering the house, this immaculate property is in show home condition and benefits from a spacious and welcoming lounge which has a feature wall and glazed patio doors which offer views directly to Stroma. Sliding oak doors give access to the stylish fitted kitchen which has been designed with family living in mind. This room not only features good quality integral appliances as well as a multi fuel stove but also has glass patio doors that lead out to the patio area of the landscaped gardens. Located off the kitchen is a utility room as well as the well-presented dining room. The dining room gives access to a study which could also be a fourth bedroom. The study then leads into the rear hall which has plumbing installed ready for an en suite or WC.

The spacious family bathroom benefits from a bath as well as a shower. This room is located to the rear of the home and has also been tastefully finished.

The master bedroom benefits from full width fitted wardrobes with hanging and shelf space as well as a generous en suite shower room.

Two further bedrooms, which are both of good proportions benefit from built in storage. A large single garage and a superb insulated summerhouse complete the living accommodation.

Externally the garden grounds have been landscaped with a large driveway to the front. There are mature flowers, hedging, a large pond to the front and a raised pond in the rear garden.

Viewing is essential to appreciate this stunning home and what it has to offer.

Canisbay is just a short drive from the Royal Burgh of Wick which 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.



Extra Information

Services

School Catchment Area is - Canisbay Primary, Wick High

EPC

EPC - C

Council Tax

Band - E

Tenure

Freehold

Viewing

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

Extras

What3Words: [///bugs.crashing.overused](https://www.what3words.com/bugs.crashing.overused)

Key Features

- **Four Bedrooms**
- **En-Suite**
- **Garage**
- **Landscaped Gardens**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 1.64m x 5.81m & 6.52m x 1.41m

Immaculately presented throughout, the hallway has two windows to the front elevation. There are double sockets, two pendant light fittings and a central heating radiator. Laminate has been laid to the floor and a cupboard provides storage. Oak doors lead through to three beautiful bedrooms, a stylish bathroom and stunning lounge.

Kitchen 6.68m x 5.34m

The stunning kitchen boasts two sets of sliding patio doors which give beautiful views over the countryside. There is a wood burning stove which sits on a Caithness Flagstone hearth as well as a central heating radiator. There are base and full height units with quartz worktops. Thoughtfully designed, the kitchen benefits from an integral induction hob with a glass extractor above, and integral microwave and a double oven. There is a black sink with drainer, feature drop-down light fitting and laminate has been laid to the floor. An opening leads to the dining room and a door gives access to the utility room.

Fourth Bedroom 3.65m x 3.22m

This room has painted walls and stone ceramic floor tiles. There is a smoke alarm, 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 rear hall.

Garden Room 5.13m x 3.50m

This outbuilding has been plaster boarded and the walls have been painted white, the floor is laid to ceramic tiles, there is a sink and power has been connected to this room. A large picture window faces the front elevation

Lounge 5.35m x 5.41m

This exquisite room has a feature painted wall and enjoys an outlook towards Stroma, Dunnet head and the Orkney Islands. Sliding doors give access to the patio area of the front garden. This spacious room has an aerial point and double sockets throughout. The lounge also benefits from a glazed panel and a six-light fitting. A carpet has been laid to the floor and oak sliding doors give access to the beautiful kitchen.

Dining Room 3.64m x 3.82m

This immaculate room has two chrome and glass light fittings and doubles sockets. There is a central heating radiator and laminate has been laid to the floor. A double-glazed door gives access to the fourth bedroom.

Rear Hall 3.65m x 2.05m

Located off the fourth bedroom, this area of the home has white painted walls and a ceramic tiled floor. There is plumbing installed in the room for either an en-suite or WC. This room benefits from a flush light fitting and a composite door leads to the outside area.

Utility Room 3.88m x 1.92m

This bright room is spacious and has a window with a blind to the side elevation. Ceramic tiles have been laid to the floor. There is a wall mounted shelf, a laminate worktop and also double sockets throughout. A composite door gives access to the generous rear garden.

Property Dimensions

Bathroom 3.67m x 3.10m

This stylish room benefits from a double shower and enclosure, a double ended bath, a WC and a basin which has been built into a grey vanity unit. There is also an extractor fan, a feature light fitting and an opaque window faces the rear elevation.

Bedroom Three 3.77m x 3.03m

With white painted walls, this room benefits from wall lights along with a pendant light fitting. A grey carpet has been laid to the floor; there is a central heating radiator and also double sockets throughout.

Master en-suite. 3.27m x 1.56m

The generous shower room benefits from a walk-in shower. There is a white WC, a pedestal sink as well as an extractor fan and also a feature light fitting. Laminate has been laid to the floor. There is also a central heating radiator and an opaque window faces the rear elevation.

Garage 3.21m x 7.44m

The garage benefits from fluorescent lighting and a hatch to the partially boarded loft void. There are wall mounted shelves, a smoke alarm as well as an up and over door. The garage also houses the electric consumer unit.

Bedroom Two 3.80m x 3.08m

This beautiful room benefits from a feature painted wall and a grey fitted carpet. A built-in wardrobe with both hanging and shelf space provides storage. There is a smoke alarm, a pendant light fitting and also double sockets. A window, which has been fitted with Roman blind enjoys an outlook towards Stroma.

Master Bedroom 3.67m x 5.02m

This superb room is of good proportions and benefits from sliding glazed wardrobes with hanging and shelf space. A carpet has been laid to the floor; there are wall lights along with a triple light fitting. The room contains a smoke alarm, double sockets throughout and a central heating radiator. The walls have been painted white and a window, dressed with curtains faces the rear elevation.

Gardens

This property benefits from a single garage and is accessed via a gravel drive. The gardens have been landscaped with two feature ponds, a raised patio area, a lawn area, hedging and flower borders. There is an outside tap and two generously proportioned wooden sheds to the rear.

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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- 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.