

***PARKHEAD, CANISBAY,
CAITHNESS, KW1 4YH***



For sale by private treaty, modern detached bungalow on slightly elevated site at Canisbay, Caithness overlooking the Pentland Firth, the Isle of Stroma and beyond to the coastline of Orkney. Of modern construction the property has a secluded area of garden to the sides and rear, is fully double glazed and has oil fired central heating and hot water.

Accommodation: Integral Porch, hall, sitting room, kitchen/diner, utility room, three bedrooms, one en-suite, bathroom, double garage, polytunnel, garden shed.

Entry: By arrangement.

Viewing: Strictly by appointment through the subscribers

Price: Offers over £149,000 in Scots Legal Form are invited

HSPC Ref No: 44635



ACCOMMODATION COMPRISES:

INTEGRAL PORCH: **1.55M X 1.14M**
UPVC front door, quarry tiled floor, light, hardwood door with frost glass panels to hallway.

HALL: **6.60M X 1M AND 3.35M X 1.55M**
Two radiators, seven recessed spots, one double power point, double sliding door cupboard for storage with coat hooks, two smoke alarms.

SITTING ROOM: **4.20M X 5M**
Solid oak flooring, radiator, two TV points, five double power points, telephone point, nine recessed spots, dimmer switches, two fitted wall lights. This room commands a splendid view over the Pentland Firth to Stroma and Orkney beyond.

MASTER BEDROOM: **4.04M X 3.52M**
Radiator, five recessed spots, oak laminate floor, four double power points, double mirror fronted fitted wardrobe with shelf and hanging space.

EN-SUITE: **3.50M X 1.84M LONGES**
White suite consisting of WC, wash hand basin and main shower in dedicated cabinet with wet wall finish and screen, radiator and mirror included, four recessed spots.

BATHROOM: **2.50M X 2.42M**
White suite consisting of WC, wash hand basin and bath, main shower and dedicated cabinet with wet wall finish and shower screen, fitted Karndean flooring, radiator, towel rail, mirror included, four recessed spots.



BEDROOM 2: 2.40M X 3.26M

Rear facing room with double mirror fronted wardrobe with shelf and hanging space, three double power points, four recessed spots, radiator.

BEDROOM 3: 4.36M X 2.60M

Radiator, double mirror fronted wardrobe with shelf and hanging space, rear facing room with three double power points, telephone point and four recessed spots.

KITCHEN/DINER:

KITCHEN 3.30M X 3.37M

DINER 3.38M X 2.70M

Radiator, laminate floor, patio door to external slabbed patio, eleven recessed spots, TV point, telephone point, six double power points, plus utility points, the door to the hallway is fitted with frost glass panels, breakfast bar plus ample dining space, six single wall units, larder unit, two corner, five single floor units and one three drawer floor unit, built in Bosch dishwasher, built in Bosch fridge, four

point ceramic hob with halogen spot, built in Bosch extractor hood and double oven and grill, one and a half sink with single drainer and mixer tap, ample worktop space.

UTILITY ROOM: 1.85M X 2.68M

Loft access, smoke alarm, extractor unit, radiator, two recessed spots, one double, one single floor units, one double wall unit, sink with mixer tap, ample worktop space, one double power point plus utility points, plumbed for automatic washing machine, double sliding door storage cupboard with airing shelves and hot water tank, central heating and hot water control unit, quarry tiled floor.

GARAGE: 8.10M X 5.85M

Entered through a fire door from the utility room via steps with a hand rail, two up and over doors to gravel driveway, one manual, one electric. The garage contains the electricity circuit breakers and meters, has a concrete floor and a pedestrian door to the rear. It also contains the central heating and hot water boiler, four double and one single power points, four single and one double floor units, three single wall units.

GARDEN GROUND:

To the rear and sides of the property there is a large area of enclosed ground surrounded by post and board fencing. The enclosed area is mainly under grass whilst at the front there is a further grassed area, the entrance drive, a parking area and a raised patio. Oil tank, polytunnel, concrete paths, garden shed, outside lights to the front.





SERVICES:

Mains water and drainage, electricity available subject to agreement with supplier, telephone service available subject to agreement with supplier, all instruments excluded.

Access from the public roadway is by means of a shared private drive in respect of which there are maintenance obligations in the title. The property lying beyond this one also has a right of pedestrian and vehicle access over the driveway in so far as it crosses the property, again subject in an obligation to share in its maintenance.

OTHER FEATURES:

All fitted floor coverings are included together with the blinds. The curtains are excluded. Oil fired central heating, the property is fully double glazed. It is well fitted internally with pine doors to rooms, cupboards etc.

LOCATION:

This property is located in the village of Canisbay, approximately 3.5 miles from John O’Groats and approximately 16 miles from Wick. John O’Groats has its own Post Office, General Store and Fuel Station. Thurso is 18 miles away. It commands splendid views over the Pentland Firth to the coast of Orkney, centred on the Isle of Stroma. Canisbay village has its own Primary School with Secondary education being taken care of at Wick Academy. GP Surgery within walking distance of house. Wick the former county town of Caithness offers a wide range of

services including supermarkets, general hospital, main line train station, local Airport and a range of sporting facilities including an 18 hole golf course. The surrounding hinterland of Caithness offers a wide range of country pursuits including walking, stalking, shooting, fishing and pony trekking. Various ferries link John O’Groats and Scrabster to Orkney.

VIEWING:

Strictly by appointment through the subscribers

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