



Kara, Barrock, Caithness, KW14 8SY

Price £160,000

REF: 51034





This delightful four bedroom bungalow enjoys a rural location in the hamlet of Barrock which is within easy commuting distance of Thurso and a host of other nearby villages. Deceptively spacious and in immaculate condition throughout, the property benefits from gas fired central heating and double glazing. With ample storage and well-proportioned rooms this property represents a comfortable family home for someone looking for a peaceful country lifestyle. Viewing is highly recommended to fully appreciate the accommodation on offer and tranquil surroundings.

The accommodation consists of a generous kitchen/diner with a good selection of base and wall mounted units, complimentary splash back, dishwasher, Flavel range with six gas burners and electric ovens and patio doors opening to the rear of the property; a lounge overlooking the front of the property towards the Pentland Firth, french doors, ornamental electric fire place and wall mounted television bracket; utility room with washing machine, tumble direr and fridge freezer; inner hallway with large storage cupboard; entrance vestibule with cloak cupboard; master bedroom enjoying the same views across the open countryside towards the firth, fitted mirrored wardrobes and fully tiled en suite bathroom comprising free standing claw foot bath, wc, wash hand basin and free standing mains powered shower; three further double bedrooms all with fitted storage and fully tiled family bathroom comprising a three piece suite in white with electric powered shower to bath.

The property sits in approximately half an acre of garden ground mainly laid to lawn with rotary clothes dryer, garden shed and gas tank. A gravel driveway to the front of the property provides ample space for parking and turning. The property enjoys panoramic views across open countryside. Views from the front look on to the Pentland Firth, Dunnet and Orkney in the distance. There is also full planning permission for a sunroom and drawings can be made available to interested parties.

The village of Catletown is approximately 7 miles away and facilities include a general store, post office, butchers, doctors, pharmacy and hotel/pub. Education is provided at Crossroads Primary School or Thurso High School to which bus transportation is provided daily. Other nearby attractions include John O'Groats, Castle of Mey and the stunning Dunnet beach. Wick and the Isle of Orkney are also easily accessible.

Inverness, the main business and commercial centre of the Highlands, is approximately 122 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

Entrance Vestibule	1.59m x 1.40m (5'3" x 4'7")
Hallway	8.38m x 2.01m (27'6" x 6'7")
Lounge	4.74m x 3.20m (15'7" x 10'6")
Kitchen/Dining	5.90m x 2.85m (19'4" x 9'4")

Bedroom 1	3.11m x 2.98m (10'2" x 9'9")
En Suite	2.91m x 2.18m (9'7" x 7'2")
Bedroom 2	2.93m x 3.50m (9'7" x 11'6")
Bedroom 3	2.93m x 3.51m (9'7" x 11'6")
Bedroom 4	2.43m x 2.36m (8'0" x 7'9")



General

All floor coverings, washing machine, tumble dryer, dishwasher, fridge freezer, curtains, Flavel range and ride on lawn mower are included in the asking price.

Services

Mains water, septic tank drainage, gas tank, telephone connection and broadband is available in the area.

Council Tax

D

EPC Rating

D

Post Code

KW14 8SY

Entry

By arrangement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559 or 07912434473 outwith office hours.

Reference

LB/JD/R.1537.5

Price

Price £160,000

Directions

Take the A9 to Thurso, at first set of traffic lights by Tesco turn right (signposted John o'Groats). Continue along this road through Castletown. Turn right, signposted Barrock. Turn right by the old church and the property is further along on the right hand side.

