



Residential Property

Georgesons
Estate Agents

10 Harland Road, Castletown



The Property

A rare opportunity to purchase this spacious five bedroom semi-detached property, situated within the village of Castletown, and is within walking distance of all local amenities and the local primary school. Recently renovated to a very high standard included a new installed Ashley Ann Kitchen, bathroom and new internal doors throughout. In excellent decorative order the spacious property comprises kitchen, utility room, dining room, lounge, conservatory, bathroom, shower room and five bedrooms. The accommodation benefits from gas central heating, as well as a wood burning stove in the lounge, and is double glazed throughout. The property is surrounded by large enclosed garden, with a driveway that offers ample parking for several vehicles and leads onto an attached garage. Viewing is recommended to fully appreciate this lovely home.

The Area

The coastal village of Castletown lies 5 miles east of Thurso and has a range of shops and services including bank, churches, a sub-post office, garages, and garden centre. There is a modern medical centre, and a Primary School which also provides Nursery and pre-school education. The beach and harbour are close to the village and it is only a short walk to the famous Dunnet sands and the Dunnet Community Forest. The Castlehill Flagstone Trail has become a popular visitor attraction revealing the history of the flagstone industry in past times. There are regular local bus services to Thurso and Wick and a school bus to Thurso High School.



Fully glazed UPVC door to –

Porch – 1.47m x 2.53m. Tiled flooring.

UPVC partially glazed door to –

Hall- Accessing lounge, kitchen/diner, shower room, stairs to first floor landing. One double power point. Wooden flooring.



Lounge – 5.18m x 3.93m. Double aspect. One single power point. Four double power points. Telephone connection point. Television aerial outlet. Two radiators. Carbon monoxide detector. Multi fuel stove set in feature stone chimney breast with Caithness stone hearth.

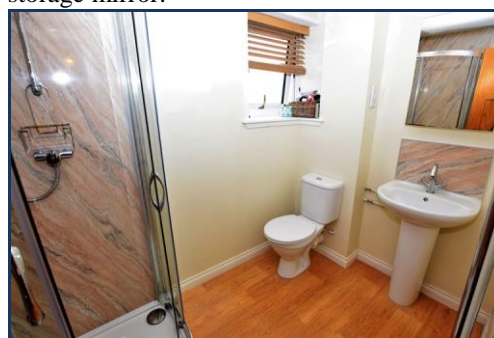
Kitchen/Diner – 6.51m x 3.96m. Two single power points. Seven double power points. Two radiators. Wall and base units with composite bowl and half sink and drainer. Integral cooker hood, fridge, freezer. Island/breakfast bar. Wooden flooring. Glazed wooden double doors to conservatory. Door to –

Utility Room – 2.91m x 1.21m. One double power point. Smoke detector. Plumbed for washing machine. Extractor fan. Storage unit. Radiator. Half glazed UPVC door to front of property.

Conservatory – 3.31m x 3.65m. Triple aspect. Two double power points. Panel heater. Tiled flooring. Fully glazed UPVC double doors to garden.

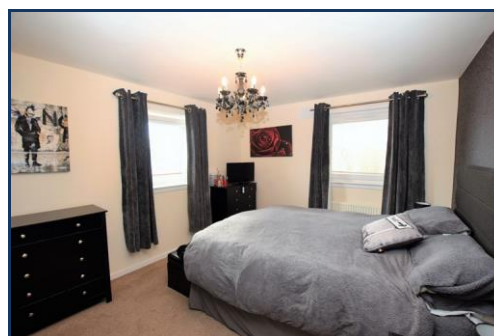


Shower Room – 1.57m x 2.44m. Suite consisting WC, pedestal wash hand basin, corner shower enclosure with thermostatic shower, shower area wet walled. Heated towel rail. Extractor fan. Shaving point. Vanity storage mirror.



Stairs to first floor landing – Accessing bedrooms, bathroom. One double power point. Radiator. Eaves storage room. Double storage cupboard with radiator and slatted shelves. Smoke detector. Loft access by hatch.

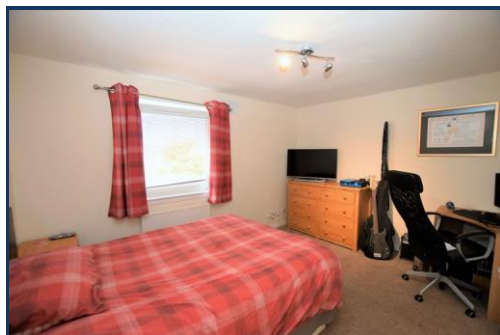
Bedroom 1 – 3.23m x 3.95m. Double aspect. Four double power points. Television aerial outlet. Radiator.



Bedroom 2 – 2.22m x 2.95m. Two double power points. Television aerial outlet. Radiator.

Bedroom 3 – 2.23m x 3.21m. Three double power points. Television aerial outlet. Radiator.

Bedroom 4 – 3.97m x 3.23m. Four double power points. Television aerial outlet. Radiator.



Bedroom 5 – 2.96m x 2.44m. Two double power points. Television aerial outlet. Radiator.

Bathroom – 2.92m x 2.43m. suite consisting WC and wash hand basin storage unit. Free standing bath. Heated towel rail. Extractor fan. Vanity mirror. Walls and floor fully tiled.



Garage – 5.69m x 3.61m. Power and lights. Up and over electric vehicular door. Pedestrian door. Gas central heating boiler.

Front Garden – Fully enclosed area mainly tarred with off road parking for several vehicle. Small lawn area.

Video – A video of this property can be viewed on our website.

Postcode – KW14 8UB

Council Tax – Band E **EPC** – E45

Price – Offers over £150,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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