



Residential Property

Georgesons
Estate Agents

23 Miller Place, Scrabster



The Property

This semi-detached villa is situated in the tranquil hamlet of Scrabster and enjoys partial sea views overlooking Dunnet head and further out to sea towards Stroma Island. The spacious accommodation is in need of some modernisation and comprises of entrance porch, lounge, dining room, kitchen, four bedrooms, bathroom, WC and utility room. The property benefits from electric storage heating, and double glazing throughout and is surrounded by a large enclosed garden to the rear and to the front of the property there is a tarmac driveway offering ample parking for several vehicles, which leads onto an attached garage. Viewing is recommended to fully appreciate this lovely home.

The Area

Thurso is the larger of the two principal towns of Caithness and on the very popular NC500 tourist route. Nursery, primary, secondary and college education can be obtained within the town. There is a main line railway station and bus depot together with airport facilities which can be obtained in the nearby town of Wick. There are a number of amenities/facilities available in the town of Thurso including public swimming pool, leisure centre, squash club and boating pond together with a range of shops and restaurants. Thurso is also close to the ferry terminals leading on to Orkney Islands. Wick which is 21 miles away has an Airport with direct flights to Aberdeen and Edinburgh.



Two pane wooden exterior door to –

Vestibule – 0.94 x 1.13m. Four pane wooden door to –

Main Hall – Accessing lounge, dining room, back hall, WC, stairs to first floor landing. One single power point. Telephone connection point. Smoke detector.

Lounge – 3.95m x 5.17m. Double aspect. Four double power points. Two television aerial points. Storage heater. Feature stone chimney breast with inset electric coal effect fire.

Dining Room – 3.94m x 3.09. One double power point. Serving hatch to kitchen.

WC – 1.36m x 1.53m. WC, wash hand basin.



Back Hall – 1.43m x 1.70m. Accessing kitchen, utility, and door to front of house.

Kitchen/Diner – 3.32m x 3.96m. Three double power points. Two single power points. Wall and base units with stainless steel sink and drainer. Serving hatch to dining room. Storage heater. Walls partially tiled. Door to –

Porch – 0.82 x 0.92. Two pane wooden door to rear garden.

Utility Room – 1.24m x 1.75m. One double power point. Plumbed for washing machine.

Stairs to first floor landing – Accessing bedrooms and bathroom. One single power point. Storage heater. Smoke

alarm. Eaves Access with large storage area.

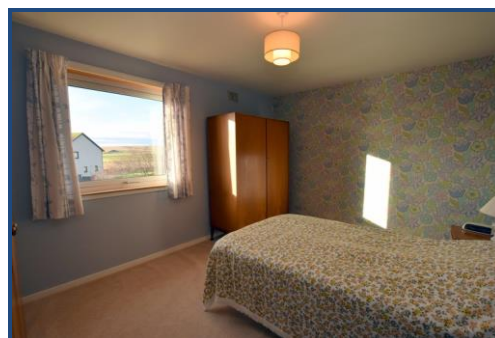


Bedroom 1 – 4.15m x 3.21m. Double aspect. Two double power points.



Bedroom 2 – 4.52m x 3.21m. Two double power points.

Bedroom 3 – 3.93m x 3.19m. Two double power points.



Bedroom 4 – 2.96m x 2.49. Two double power points.

Bathroom – 2.14m x 2.44m. Suite consisting WC, pedestal wash hand basin, bath with over bath thermostatic shower. Extractor fan. Walls partially tiled.



Front Garden – Lawn area. Tarded driveway with off road parking for several vehicles.

Rear Garden – Fully Enclosed with lawn area, paved and gravelled area. Shrubbery. Clothes drying facilities.

Attached Garage – 5.53m x 3.63m.
Power and lights. Electric up and over vehicular door. Pedestrian door.

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

Postcode – KW14 7UH

Council Tax – Band C **EPC** – E39

Price – Offers around £125,000 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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