

Services
 Mains water, electricity and drainage.

Extras
 All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating
 Oil fired central heating.

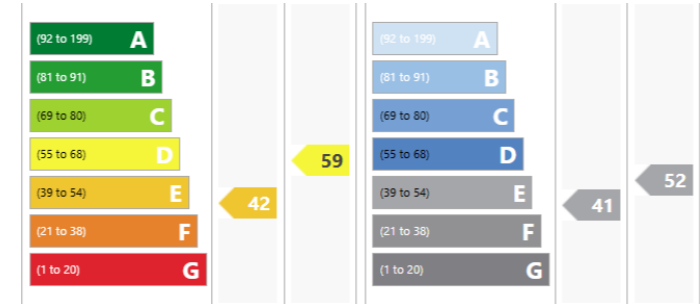
Glazing
 Double glazed windows throughout.

Council Tax Band
 D

Viewing
 Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01955 602 222

Entry
 By mutual agreement.

Home Report
 Home Report Valuation - £320,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG. Telephone 01955 602 222.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 Bridge Street, Wick, Caithness, KW1 4NG.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Northlands, Scrabster Road
 East Gills, Scrabster
 KW14 7UQ**

A spacious four bedroomed detached villa, with stunning views over Thurso Bay.

OFFERS OVER £318,000

The Property Shop, 22 Bridge Street
 Wick

property@munronoble.com
 01955 602 222
 01955 603016

Property Overview

- Detached House
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Oil
- Garden
- Garage x2
- Driveway

Kitchen



Kitchen



Dining Room



View from Dining Room



Ground Floor Bathroom



Bedroom One



Bedroom Two



Lounge



Property Description

Northlands is a four bedroomed, detached villa located in the town of Thurso on the North coast of Scotland and offers many pleasing features including oil central heating, double glazed windows, ample storage facilities, off-street parking and a double garage. Occupying a generous sized, mature plot and enjoying stunning views over Thurso Bay, this property would suit those looking for a family sized home with quality finishes, in a popular location. Upon entering the property, the first thing visitors are likely to notice is the abundance of light let into this home by the terrific use of glazing. The entrance vestibule boasts windows to the front and side giving a sunny first impression, and leads to the hallway, three double bedrooms, a bright and spacious lounge with a feature bay windows where views over the front garden can be enjoyed, and a bathroom comprising a WC, a wash hand basin, a bath and a large shower cubical. The sizeable kitchen has a cupboard and comprises wall and base mounted units with worktops, has a stainless steel sink with taps and drainer, and an integrated electric oven and hob with extractor fan over and a microwave. Sited here and included in the sale is a washing machine and dishwasher. Off the kitchen is rear vestibule which gives access to the rear, a substantial dual aspect dining room. Offering gorgeous views over Thurso bay, this versatile room could be utilised in a number of ways to meet your families needs. The first floor accommodation is completed by a further double bedroom and a second bathroom which has a WC, a wash hand basin and a corner bathtub. From the bathroom, is a door leading to the loft space which has potential for variety of uses, subject to gaining the relevant warrants and permissions.

Externally, the property has a wrap-around garden, with the front elevation predominantly being laid to lawn with mature trees. There is a patio area perfectly positioned to enjoy the sunshine and a well kept rockery. The rear elevation has a tarmac driveway which provides ample space for parking and turning for several vehicles, and in turns leads to the double garage that has power, lighting and an up and over door. Viewing of Northlands is highly recommended to fully appreciate the scope and the size of the accommodation within. Scrabster is a small settlement on Thurso Bay in Caithness on the north coats of Scotland. The property is approximately 2 miles from the town of Thurso which offers a wide range of amenities including, primary and secondary schooling, hotels, bars and shops.

Bedroom Four



First Floor Bathroom



Rooms & Dimensions

Entrance Vestibule
Approx 1.54m x 1.11m

Entrance Hall

Lounge
Approx 5.51m x 4.76m*

Kitchen
Approx 4.08m x 3.78m

Dining Room
Approx 4.24m x 4.44m

Rear Vestibule
Approx 1.14m x 0.94m

Bedroom Three
Approx 2.99m x 2.66m

Ground Floor Bathroom
Approx 3.00m x 2.02m

Bedroom Two
Approx 4.08m x 2.99m*

Bedroom One
Approx 4.14m x 3.60m

Landing

First Floor Bathroom
Approx 1.64m x 2.99m

Bedroom Four
Approx 4.92m x 3.85m

Garage
Approx 5.56m x 4.88m

*At widest point

