

Ground Floor

First Floor



Services

Mains water, electricity, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains, blinds, a washing machine and a freezer. Some items of furniture are available along with items of workshop equipment from the agricultural workshop.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Entry

By mutual agreement.

Viewing

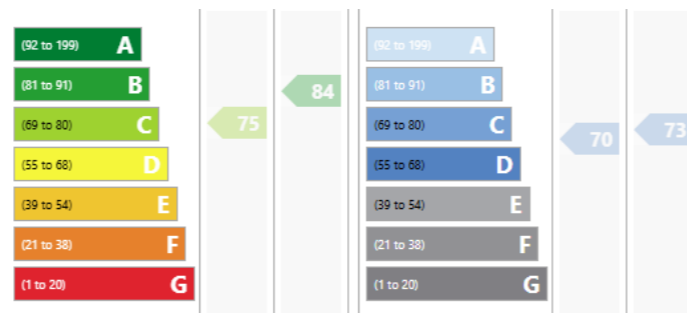
Strictly by appointment via Munro & Noble Property Shop

- Telephone 01955 602 222.

Home Report

Home Report Valuation - £330,000

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.



**Borrowston Croft
 Thrumster, Wick
 KWI 5TX**

A substantial four bedroomed detached house, with stunning views over the North Sea and a separate piece of croft land with an agricultural workshop.

OFFERS OVER £328,000

The Property Shop, 22 Bridge Street, Wick

property@munronoble.com

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Property Overview

- Detached House
- 4 Bedrooms
- 1 Reception
- Sunroom
- 2 Shower Rooms
- Oil
- Garden 0.48Acres + Croft 0.27Acres
- Agricultural Workshop



View



Rear



Garden



Croft



Agricultural Workshop



Bedroom One



Bedroom One En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four/Study





Sunroom



Kitchen/Diner

Property Description

Borrowston Croft is a four bedroomed detached house that occupies an elevated plot in the seldom available area of Thrumster in Caithness and enjoys uninterrupted views across the North Sea and surrounding countryside. Resting on a generous, de-crofted plot with garden grounds, this home benefits from having additional croft land to the left and rear elevation. It will suit a variety of potential purchasers including those looking for a family sized home and viewing is recommended to appreciate the scope and the size of the accommodation within, as well as its peaceful location. The property offers a number of pleasing features including a sunroom, double glazed windows, oil fired central heating, and good storage throughout. Inside, a welcoming front vestibule (with garage access) and hallway leads to the comfortable lounge which has large bay windows taking advantage of the views and sunsets, and the stylish kitchen/dining room. Fitted with ample wall and base mounted units and excellent worktop space, the kitchen also comprises a 1½ stainless steel sink with mixer tap and drainer, and has an integrated an eye-level oven, and a gas hob with extractor fan over, microwave and fridge. Off here can be found the well positioned sunroom with large picture windows, and external door leading to a patio area which is enclosed by glass, giving disabled access to the property and a useful utility room which gives access to the rear, and has a further sink and mounted units. Located here and included in the sale in the washing machine and under-counter freezer. Also found on the ground floor is a WC, and a double bedroom which is currently being utilised as an office, great for those who work from home. From the hall, stairs rise to the first floor landing where the family shower room and a further three double bedrooms can be found. Two of the bedrooms boast fitted wardrobes, with the principle bedroom benefiting from an en-suite shower room which comprises a WC, a glass vanity wash hand basin and a shower cubical.

Externally, the property has a wrap-around garden with an area enclosed by Caithness slate which is laid to mature shrubs and plants with a rockery area. The rear garden is laid to gravel with mature plants and features a Rhino greenhouse which is included in the sale. The gravel driveway provides ample space for parking and leads to the single garage that has power, lighting and an electric roller door. The owner occupied croft extends to approximately 0.27 of an acre and lies to the side and rear elevation of the property. It is enclosed by fencing, and provides ample space for grazing and has an agricultural workshop which has power, lighting, a car ramp and several items of workshop equipment which are included in the sale. Thrumster is a vibrant crofting village in Caithness, situated approximately 5 miles south of Wick where a number of local amenities can be found.

Rooms & Dimensions

Entrance Vestibule
Approx 1.84m x 1.70m

Entrance Hall

Bedroom Four/Study
Approx 3.39m x 2.86m

Lounge
Approx 5.58m x 3.62m

Kitchen/Diner
Approx 3.40m x 7.19m*

Sunroom
Approx 3.42m x 3.59m

Utility Room
Approx 3.38m x 1.83m

WC
Approx 1.59m x 1.84m

Landing

Bedroom One
Approx 4.92m x 8.77m*

Bedroom One En-Suite
Shower Room
Approx 2.15m x 1.70m

Bedroom Three
Approx 3.14m x 4.99m

Shower Room
Approx 1.89m x 2.41m

Bedroom Two
Approx 2.66m x 4.99m

Garage
Approx 6.58m x 3.75m

Agricultural Workshop
Approx 12.19m x 6.09m

*At widest point



Kitchen/Diner



Lounge



Shower Room



Utility Room