



FAIRWINDS, AUCKENGILL

Offers Over £



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3 BEDS | 4 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful executive new built property which is situated in an acre of fenced land and has views across the open sea. Completed in late 2023 the home sits south facing and has solar panels to the roof. Entrance is through a vestibule which has a large storage cupboard within it, this then flows into the lovely open hallway which also has two storage cupboards within it. There are glazed double doors leading into a stunning lounge which has cathedral windows facing over the open sea, this room also has windows to each side of the room to take in the country views, it has a 7.6kw log burner as well as radiators. Through the hallway there is a stunning kitchen/diner which is fitted with light grey units, again glazing has been utilised in this room to bring in natural daylight and views, there are tilt and slide patio doors from the dining area of the room which also has a feature archway between the kitchen and dining areas, a door from the kitchen flows into a utility room which also has a door giving access to the rear garden. Along the hallway and still on the ground floor is a spacious W.C. and a master bedroom suite which has an open archway into a dressing area and also a door into the ensuite which boasts a four piece suite. Upstairs onto the landing there are two double bedrooms and a shower room. The shower room on this floor has a three piece suite and has been finished with a beautiful grey marble effect wet wall and there is a velux to the ceiling for natural daylight. Outside there is a double garage which is constructed with a steel portal frame construction, there is offroad parking for multiple vehicles and the wrap-around garden has been laid to lawn. The situation of this executive family home provides panoramic views of the countryside and to the open sea beyond.



Other Information

The Council Tax Band is E

The School Catchment Area is Keiss Primary School / Wick High School

The Central Heating is Oil fired

A connection for the TV aerial can be found in the attic, this gives aerial connection to both upstairs bedrooms, dining room and lounge.

All blinds, floor coverings and wall lights are included in the sale. This also includes the sitting room feature light

Key Features

- EXECUTIVE BUILT PROPERTY
- CATHEDRAL WINDOWS WITH VIEW TO OPEN SEA
- SITTING ON A ONE ACRE PLOT OF LAND
- THREE BEDROOMS (TWO WITH ENSUITES)
- TWO RECEPTION ROOMS
- SOLAR PANELS TO ROOF & FULL FIBRE BROADBAND
- GARAGE
- OFFROAD PARKING FOR MULTIPLE VEHICLES
- FENCED WRAP-AROUND GARDEN



Property Photos



Property Photos



Property

Dimensions

Vestibule 2.05m x 1.49m

There is a partial glazed composite entrance door. There is a built-in double storage cupboard which is fitted with hanging and shelf space. There is a radiator to the wall and the flooring is laid to oak engineered timber.

Hallway

There is a glazed entrance door leading into a large open hallway. There is a double built-in storage cupboard which houses the high-pressure water tank. There is also an understairs storage cupboard. The flooring is laid to oak engineered timber. There is a radiator to the wall and there is a hatch to the attic space which is fitted with a pull-down ladder and there is also power to the attic space.

Lounge 5.39m x 4.88m

This stunning room has cathedral windows facing out to the open sea. There are also windows to either side making this a really bright room. There is a 7.6kw log burner set on a Caithness flagstone hearth. This room is entranced through double glazed doors. There are two radiators in this room and the flooring is laid to oak engineered timber.

Kitchen/Diner 7.48m x 4.27m

There is a glazed door from the hallway into this beautiful large modern kitchen/diner. The wall and base units are light grey with timber effect fitted worktops. There is a one and a half bowl sink with mixer tap and drainer. There are fitted NEFF double integrated ovens, a fitted ceramic electric hob, and dishwasher which are also integrated. There are two radiators to this room and the flooring is laid to vinyl. Glazing has been used throughout this room to provide lots of natural daylight. The window which faces to the side looks over the open sea, there are also windows facing to the side and to the front. There are tilt and slide patio doors leading out to the front. There is a door to the utility room and there are downlighters to the ceiling.

Utility Room 2.45m x 1.93m

This lovely room is fitted with dark grey units and timber effect worktops. There is a stainless-steel sink with drainer and mixer tap. There are services below the worktop for a washing machine and tumble drier. A window faces to the side and there is a half opaque glazed UPVC door leading out into the garden. There is a radiator to the wall and the flooring is laid to vinyl.

Master Bedroom 4.23m x 3.50m

This beautiful master bedroom has an open archway into a dressing area of the room which gives this room a large and open feel to it. A window faces to the side looking out to the open sea. There are two radiators in this room and the flooring is laid to a light beige carpet. A door leads into the ensuite.

Ensuite Bathroom 3.42m x 1.91m

This large ensuite is fitted with a four-piece suite comprising a bath with mixer tap, large shower which is fitted with a mains shower, W.C. and a winged handbasin with mixer tap which is set into a unit with cupboard and drawers below. There is a beautiful grey marble effect shower boarding to the shower walls and also to the front of the bath and part of the walls. The flooring is laid to vinyl and there is a chrome heated towel rail to the wall. An opaque window faces to the side.

W.C. 2.19m x 1.78m

This spacious room has a W.C. and a handbasin with mixer tap which has cupboards below. There is a lovely patterned vinyl to the floor and an opaque window faces to the rear.

Property

Dimensions

Stairs to Landing

The staircase and landing are laid to light beige carpeting and the bannister is modern white painted with oil oaked handrails and newel caps. There is a velux to the ceiling to add natural daylight. Doors lead to two double bedrooms and a shower room.

Bedroom 2 4.47m x 3.73m

This large bright double bedroom has two windows bringing in natural daylight and an entire wall of fitted wardrobes which have mirrored sliding doors. The flooring is laid to light beige carpeting.

Ensuite Shower Room 1.77m x 2.34m

There is a double shower fitted with light grey marble effect shower boarding to the walls and a mains fitted shower. There is a W.C. and a handbasin with mixer tap which is fitted into a unit with cupboards below. The flooring is laid to vinyl and there is a chrome heated towel ladder to the wall. A velux window provides natural daylight.

Shower Room 2.43m x 1.79m

This room has a three-piece suite comprising double shower with an electric shower, W.C. and a handbasin set into a unit which has cupboards below. There is a chrome heated towel ladder to the wall. This room has light grey marble effect wet wall as well which is beautiful against the white painted walls. There is a velux to the ceiling.

Bedroom 3 4.47m x 4.31m at widest

This large bright double bedroom has two windows bringing in natural daylight and an entire wall of fitted wardrobes which have mirrored sliding doors. The flooring is laid to light beige carpeting.

Garage 7m x 7m

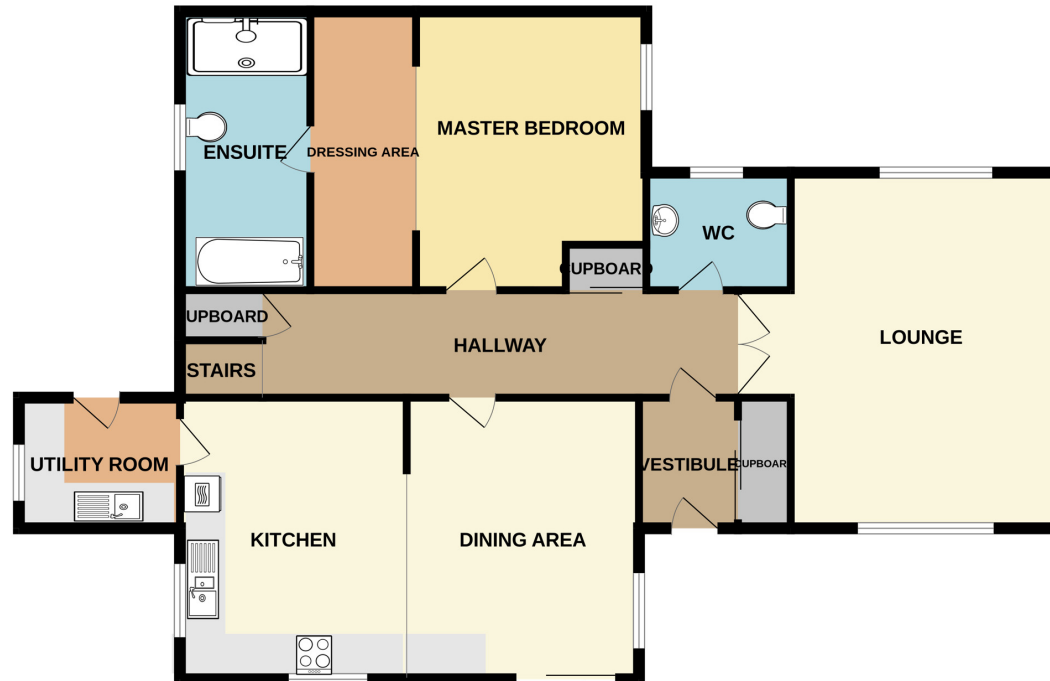
The large double garage has been constructed with steel portal frame construction, the flooring is laid to concrete and there is power and light. There are two 16-amp sockets and six 13-amp double sockets. There is a roller door to the front.

Gardens

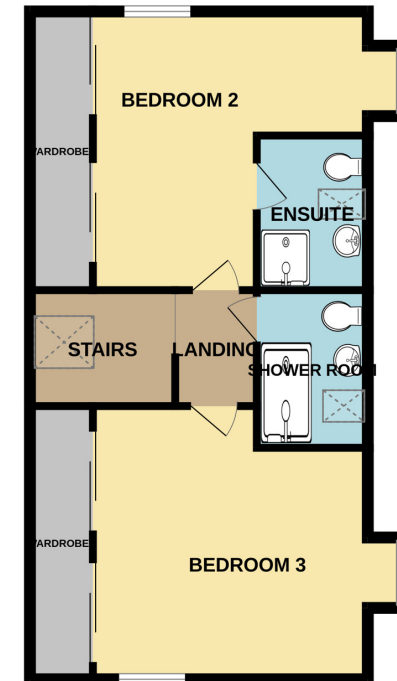
This beautiful family home sits in an acre of fenced land which provides a large wrap-around garden which is laid to lawn and has a large area of offroad parking to the front and side which also leads on into the double garage. There is also a rotary clothes line / drier.

Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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