



# CRUACHAN, HARPSDALE

Offers Over £260,000

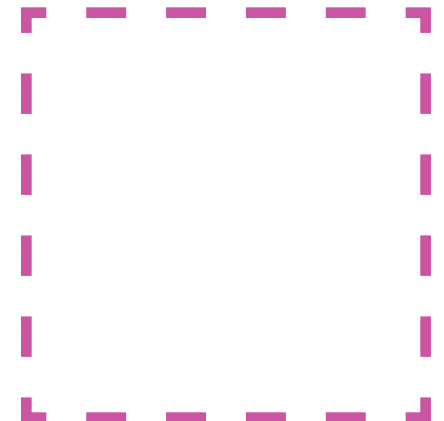


01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)

5 BEDS | 4 BATH | 4 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this five-bedroom family home which is set in approximately an acre of garden grounds. The property has a porch to the front which opens into a large hallway, there is a large lounge to the front which has double doors opening into the sun room, a door from the sun room leads into the large kitchen which gives access to the rear vestibule. Along the hallway there is a dining room which has a small lounge set down a step from the dining room, the smaller lounge also has patio doors opening to the front. Along the hallway further, there is a W.C. and two bedrooms, one of which has an ensuite. There is then a lobby which is fitted with lots of large storage cupboards and the lobby gives access out to the garden, into the integral garage and also flows into a utility room which has a large storage room from it. Upstairs onto a large open landing there is lots of large storage cupboards and access to the master bedroom which is a suite that comprises a dressing room, double bedroom and an ensuite. There are another two double bedrooms from the landing, one of which has an ensuite, making a total of three double bedrooms upstairs, there is also a beautiful spacious family bathroom on this floor. There is a large integral garage to the property and offroad parking for multiple vehicles though there is also a car parking area to the side. The heating is run by LPG gas. The wrap-around enclosed garden grounds are fenced and extend to almost an acre of land which incorporates areas of lawn, trees, shrubs, flower borders and areas of patio. There is also a greenhouse for the keen gardener. This is a bright family home as there has been good use of glazing to provide natural daylight and it also has views across the countryside. This large family home is set back off the road and is somewhat hidden, by trees, which enhances privacy to the grounds.





# Extra Information

Council Tax Band E

School Catchment Area: Halkirk Primary School, Thurso High School (School Bus pickup directly from the house, from the back of the house, at gate at the backgarden)

Central Heating is LPG gas

## Key Features

- LARGE DETACHED FAMILY HOME
- VIEWS ACROSS THE COUNTRYSIDE
- SET IN APPROXIMATELY AN ACRE OF LAND
- FIVE BEDROOMS (THREE WITH ENSUITES)
- FOUR RECEPTION ROOMS
- INTEGRAL GARAGE
- OFFROAD PARKING FOR MULTIPLE VEHICLES
- GARDEN GROUNDS INCLUDE PATIO AREAS
- EPC E





# Property Photos





# Property Photos



# Property Dimensions

## Porch

There is a half-glazed UPVC entrance door. There is a small cupboard into the wall which houses the electrics. The flooring is laid to vinyl. There is an opaque glazed door into the hallway with an opaque glazed panel to the side.

## Hallway

There is a built-in storage cupboard and there are two radiators to the walls. The flooring is laid to carpeting and a staircase leads to the upper floor.

## Kitchen / Diner 7.87m x 3.37m

This large family kitchen/diner has fitted wall and base units with fitted worktops and tiled splashback. There is a Belling six-ring cooker with double ovens and a cooker hood above. There are services below the worktop for a dishwasher. The walls are partially wood-lined. There are two radiators and three windows face to the rear. The flooring is laid to vinyl. There are spotlights to the ceiling.

## Sun Room 5.42m x 3.42m at widest

This large room has patio doors opening out to the front. The flooring is laid to solid wood. Double glazed doors lead into the lounge and an opaque glazed door leads into the kitchen/diner

## Rear Vestibule 2.07m x 1.37m

There is a half-glazed UPVC door leading out to the rear garden. The walls have been wood-lined and there are windows to the side and rear.

## W.C 2.20m x 1.80m

This lovely large room has a W.C. and a handbasin with mixer tap. An opaque window faces to the rear. The walls are partially tiled and the flooring is laid to vinyl. There is a radiator to the wall.

## Main Family Lounge 6.90m x 4.39m

This large room has a stone fireplace with stone hearth which has a coal-effect gas fire as a focal point to the room. A large picture window faces to the front and there is a radiator to the wall. There are two lights to the ceiling and also wall lights. The flooring is laid to carpet in this family living area.

## Bedroom 4 4.21m x 3.02m

This room has two windows facing to the rear making it a bright room. The flooring is laid to carpeting and there is a radiator to the wall. There is a built-in wardrobe and a door leads into the ensuite.

# Property Dimensions

## Ensuite 1.94m x 1.94m

There is a shower enclosure fitted with wet wall and mains shower, W.C. and a handbasin. An opaque window faces to the rear and the flooring is laid to vinyl.

## Bedroom 5 3.17m x 3.05m

This room is the smaller bedroom in the property which is currently utilised as an office and it has a window facing to the rear. There is a radiator to the wall and the flooring is laid to carpeting.

## Lobby

This lobby has a half-opaque glazed UPVC door which leads out to the rear garden. Doors also lead into the utility room and the integral garage. There are two built-in double storage cupboards and a third deep storage cupboard. The flooring is laid to tiling in this area of the home.

## Utility Room 2.78m x 3.16m

This big room has wall and base units with fitted worktops, there is a stainless-steel sink with mixer tap and drainer. A window faces to the rear and the flooring is laid to tiles. There is a radiator to the wall. There are services below the worktops for two washing machines and two tumble driers. A door leads into a large store room which has flooring laid to tiles and a window which faces to the rear.

## Garage 6.63m x 5.78m

The garage has a concrete floor and it has an up and over door entrance door, there are windows both the front and side giving lots of natural daylight, there is also power and light within the garage.

## Dining Room 4.49m x 3.63m

This lovely large room has a window facing to the front. There is a radiator to the wall and the flooring is laid to carpet, there is a step down through an archway into the smaller lounge.

## Smaller Lounge 3.70m x 3.12m

This room has patio doors leading out to the front garden. There is a fireplace focal point with hearth, wood mantle and surround, which provides a cosy feel to the room though there is no chimney behind it. There is a radiator to the wall and the flooring is laid to carpeting. There are wall lights to the walls.

## Stairs to Landing

A staircase leads to a large open landing with a wall of windows which face to the front. There are two double cupboards and two single cupboards, one of which houses the combi-boiler., this provides lots of extra storage to the home as there is already lots of storage on the ground floor. There are two radiators to heat this lovely large landing area of the home. Doors lead from the landing to the Master suite and also into two other double bedrooms, providing a total of three double bedrooms upstairs and there is also a family bathroom.

# Property

## Dimensions

### **Master Suite: Master Bedroom 3.96m x 3.89m Dressing Room 3.31m x 2.90m at widest. Ensuite 2.14m x 2.08m**

This beautiful suite is sectioned into three rooms. The dressing area which has three double fitted wardrobes and a velux to the ceiling for natural daylight, an arch leading into the bedroom area where there is a window which faces to the side. There are cupboards providing access into an eaves storage area and a radiator is to the wall, the flooring is laid to carpeting and a door leads into the ensuite. There are wall lights to the walls. The ensuite has a four-piece suite comprising a shower unit with wet walls and mains shower, handbasin, W.C. and a bidet. There is a mirror fitted to the wall with a light above which has a shaving point above. There is a velux to the ceiling for natural daylight and the flooring is laid to laminate.

### **Bedroom 2 3.49m x 3.65m**

This lovely double bedroom has a built-in double wardrobe. The flooring is laid to carpeting and a window faces to the rear. There is a radiator to the wall and a door leads into the ensuite.

### **Ensuite 2.80m x 1.16m**

There is a shower which is fitted with tiles and a mains shower, W.C. and a handbasin with tiled splashback and mirror above with fitted light. There is a heated towel rail to the wall. The flooring is laid to laminate and there is a velux to the ceiling providing natural daylight.

### **Bedroom 3 4.65m x 3.56m**

This large double bedroom has ample storage as there is a wall of built-in wardrobes and fitted shelves, to the other side of the room is another two built-in double wardrobes providing ample storage. The flooring is laid to carpet and there is a radiator to the wall. A window faces to the side.

### **Family Bathroom 2.97m x 1.67m**

This lovely spacious room has a four-piece suite comprising a bath with an electric shower above, W.C., bidet and handbasin. A window faces to the rear, the flooring is laid to vinyl and the walls are fully tiled. There is a towel cupboard set into the wall and there is a fitted mirror to the wall. There is a radiator to the wall and also a fitted extractor fan.

### **Integral Garage 6.63m x 5.78m**

The integral garage is fitted with an up and over door to the front. There are windows facing to both the front and side. The floor has been laid to concrete and there is power and light fitted.

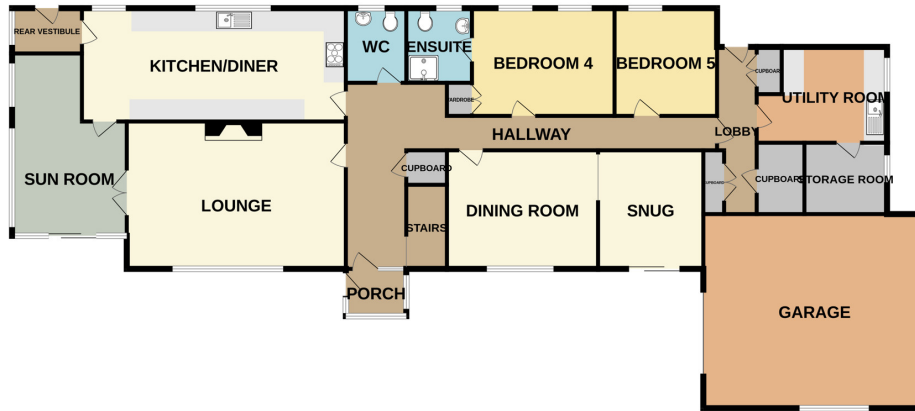
### **Garden Grounds**

The enclosed fenced garden grounds extend to approximately an acre in size and incorporates areas of lawn, patio, trees, shrubs and flowers. There is also a greenhouse for the keen gardener. There is offroad parking for multiple vehicles to the front of the property and also a carpark area to the side. There are views across the countryside and the property sits back off the road, quite hidden by trees.



# 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.  
Made with Metropix ©2024

## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

## **Why Choose Yvonne Fitzgerald Properties**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.