



# HOPELAND GILLS

Offers In The Region Of £210,000



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2 BEDS | 2 BATH | 1 RECEPTION

## Property Information

This beautiful two bedroom bungalow is situated in the countryside with views across the open sea and has a south facing garden, offroad parking to the side and a garage. The home has been upgraded, was re-roofed in 2020 and the extension was fitted with a new rubber roof in the same year. A megaflow water tank provides good water pressure and most of the windows have been triple-glazed. A beautiful Ashley Ann kitchen has been fitted with Bosch integral appliances. There is a lovely hallway which leads into the kitchen/diner which is fitted with beautiful modern grey wall and base units and also a breakfast bar, the seven-ring gas stove is a stunning focal point to this room which then leads into a large lounge which has a multi-fuel burner sitting on a Caithness flagstone hearth, glazing in this room takes in the views and there are also patio doors leading out from this room into the front garden which is south facing. Along the hallway there are two beautiful double bedrooms, one of which has an ensuite shower room, there is also a beautiful modern family bathroom which has been fully tiled. Outside there is a utility room which has been added to the side of the house and it is a good size, it has a stainless steel sink with drainer and services for a washing machine and tumble drier, this room also provides extra storage as well. There is offroad parking to the side and there is a block-built garage which is fitted with power and light. Viewing is recommended to appreciate the location and the standard of finish throughout the home.





# Extra Information

The Council Tax Band is B

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

The Central Heating is LPG gas

## Key Features

- **BEAUTIFUL BUNGALOW**
- **SITUATED IN THE COUNTRYSIDE**
- **VIEWS ACROSS THE OPEN SEA**
- **HAS BEEN UPGRADED**
- **LPG C.H. & MULTI-FUEL BURNER**
- **TWO BEDROOMS (ONE WITH ENSUITE)**
- **WALK-IN CONDITION**
- **GARAGE & OFFROAD PARKING**
- **GARDEN GROUNDS**



# Property Photos





# Property Photos



# Property

## Dimensions

### Hallway

There is a half-glazed UPVC entrance door. The flooring is laid to tiling, there is a hatch to the attic space and there is a radiator to the wall.

### Kitchen / Diner 4.24m x 4.09m

There are beautiful modern grey Ashley Ann wall and base units with fitted work-tops and matching splashback which was fitted in 2021. There is a matching black ceramic one and a half bowl sink with mixer tap. There is an integral Bosch dishwasher and built in Bosch microwave. There is a space for an American fridge/freezer and there is also a stunning seven-ring gas stove which has double ovens and a cooker hood is neatly fitted above. There is a fitted breakfast bar with cupboards below to one side. There is a white upright radiator to the wall. There is a window to the front and two downlighters are fitted to the ceiling above the breakfast bar. The flooring is laid to vinyl laminate flooring and a door leads into lounge.

### Lounge 6.66m x 4.26m

This beautiful large lounge is very bright and has three windows placed to take in the countryside views as well as patio doors leading out to the front. There is a multi-fuel burner set on a Caithness flagstone hearth. The flooring is laid to carpeting and there are two radiators to the wall.

### Master Bedroom 3.48m x 3.77m

This beautiful bedroom has a window to the front with a deep sill. There is a radiator to the wall and the flooring is laid to wood flooring. The walls have been painted with neutral white and there is a door to the ensuite.

### Ensuite 2.43m x 2.02m

This three-piece suite comprises of a large shower with wet wall to the walls and fitted with mains shower, there is a W.C. and a handbasin which are built-in to a modern unit with cupboards. There is chrome heated towel ladder to the wall. The flooring is laid to tiling and there is a window with a deep sill to the front.

### Bathroom 2.06m x 1.65m

This room has a three-piece suite comprising a bath with main shower above, a W.C. and a handbasin with mixer tap which is fitted into a lovely modern unit which incorporates storage. There is an opaque window facing to the rear. The walls and the flooring have all been fully tiled. .

### Bedroom 2 4.18m x 3.59m

This large beautiful room has a window with a deep sill facing to the front. The flooring is laid to laminate and there is a radiator to the wall. The walls have been painted with neutral white.

### Utility Room 2.99m x 3.71m

This room has been added to the house and has been fitted with a new rubber roof in 2021. There is a half-glazed UPVC entrance door and there are services for a washing machine and tumble drier. There is stainless-steel sink which is plumbed with cold water and there is a hot water to the wall above. A window faces to the front and the flooring is laid to tiling. There are fitted shelves to the walls. There are strip lights to the ceiling and the electrics are housed in this room, to the wall.

# Property

## Dimensions

### **Garage 7.25m x 4.00m**

This garage has been block built, it has an up and over door and there are two windows, one facing to the side and another to the rear. The floor is laid to concrete and there is fitted power and light.

### **Gardens**

To the front there is a concrete area which provides offroad parking. There is paving which leads onto a large patio area. There are garden grounds to either side and to the rear which are laid to lawn with trees and borders of flowers. There is also a timber shed to the side garden.



## THURSO

### Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars and restaurants. There is good coach and rail links South. There are leisure facilities within the town which include a cinema, a swimming pool and outdoor pursuits include surfing, fishing and yachting. There is an airport and hospital in Wick which is a twenty-minute driving distance away.





# Property Layout

## GROUND 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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