



Oldhall, Watten

Offers Over £350,000

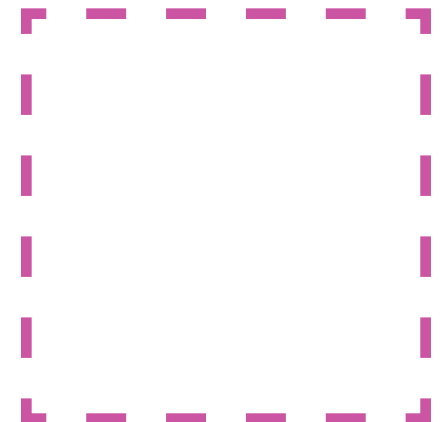


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4 BEDS | 1 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this fantastic business opportunity which is situated half way between Wick & Thurso and overlooking Watten Loch. The site has a four-bedroom house, two static chalets, hard standings for hook ups and ample parking space. The house is accessed into the hallway and has a porch to the front, there is a kitchen, utility room, lounge, family bathroom and four double bedrooms. The beautiful and modern chalets have two bedrooms in each of them, one with an ensuite, a lovely modern fitted utility room which opens through into the fully fitted kitchen which then flows into a lovely dining area which then gives access to the spacious lounge. There is also a bathroom in the chalets as well as an ensuite shower room. These spacious chalets are lovely and bright with large windows taking in the view. There are also hard standings for multiple caravans and plenty of car parking area. Watten Caravan Park has been running as a successful business for many years and is waiting to be taken over by a new owner. The large house provides plenty of living accommodation or could also be let as a holiday home for the many people who visit Caithness, whether they are enjoying the NC 500 or just having a break in our beautiful county which provides much to see and do outdoors, others holiday in the county whilst visiting family here in the Highlands of Scotland.



Extra Information

The school catchment area is Watten Primary School.

Key Features

- BUSINESS OPPORTUNITY
- GREAT LOCATION
- FOUR BEDROOM HOUSE AND CARAVAN PARK
- TWO STATIC CHALETs
- HARD STANDINGS FOR HOOK UPS
- SITUATED BETWEEN WICK & THURSO
- VIEWS OVER WATTEN LOCH
- EPC F



Property Photos



Property Photos



Property Dimensions

Hallway

There is a half-glazed UPVC entrance door into the hallway which has a large storage cupboard fitted with hanging and shelf space and there is also a shelved storage cupboard. The flooring is laid to laminate and there are two radiators to the wall. There is an opaque window facing into the lounge.

Porch 3.05m x 2.73m

This room has been added to the side of the home and is south facing. There are UPVC windows with sills to two sides of the room and the other two walls are the original external walls. A window faces into the lounge and the flooring is laid to laminate.

Kitchen 4.53m x 2.22m

There are cream wall and base units with fitted worktops. There is a stainless-steel sink with mixer tap. There is a fitted hob and fitted electric oven. There are services for a washing machine and tumble drier below the worktop. A recess provides space for a fridge/freezer. The flooring is laid to ceramic tiles and there are two windows facing to the front. The walls have been fully tiled. A door leads into the rear lobby which has an opening into a utility room.

Lobby

The heating boiler is housed in the lobby and a half-glazed UPVC door leads out to the front. The flooring is laid to tiles and there is an opening into the utility room.

Utility Room 3.15m x 1.09m

This room has fitted worktops and the flooring is laid to tiles. A window faces to the side.

Lounge 3.87m x 4.36m

This bright room has a window facing to the side and a window facing into the porch. An opaque window also faces into a bedroom. The flooring is laid to carpet and there is a radiator to the wall.

Bedroom 1 4.13m x 3.18m

This double room has a tiled fireplace. There is a built-in cupboard housing the water tank. A hatch opens into the kitchen. A window faces to the side and the flooring is laid to carpet with a radiator to the wall.

Bathroom 3.18m x 1.75m

The bathroom has a bath fitted with a shower head, W.C. and a handbasin with mixer tap set into a unit with cupboards below. An opaque window faces to the side. The walls around the bath are fully tiled and the front of the bath and floor are also tiled. There is a mirrored cabinet to the wall and a radiator. There is a hatch to the attic space.

Property

Dimensions

Bedroom 2 3.96m x 2.91m

There is a beautiful cast-iron fireplace with flagstone hearth and a wood mantle and surround. There is a radiator to the wall and the flooring is laid to carpet. Windows face to both the side and rear making this a lovely bright room.

Bedroom 3 3.84m x 4.01m

This room also has a beautiful cast-iron fireplace with flagstone hearth and wood mantle and surround. There is a radiator to the wall and the flooring is laid to carpet. Two windows face to the rear making this a bright room.

Bedroom 4 4.13m x 2.94m

This room has two windows one facing to the rear giving a view over Watten loch and one facing to the side. There is a radiator to the wall and the flooring is laid to carpet.

Property

Dimensions

Utility 2.29m x 1.74m

The utility has white base and wall units with laminate worktops. There is a stainless steel sink with a drainer, chrome downlighters and an extractor fan. This room houses the central heating boiler. Vinyl has been laid to the floor. A ½ glazed UPVC door leads outside, whilst a further door gives access to the kitchen. There is also coving, a useful storage cupboard and washing machine and tumble dryer.

Kitchen 5.02m x 2.6m

This beautiful room has dual aspect windows with curtains. There are white base and wall units with laminate worktops. There is a stainless steel sink, a gas hob, an integral oven, fridge-freezer and dishwasher. Vinyl has been laid to the floor of the kitchen area whilst a carpet has been laid to the floor. A door leads into the lounge.

Lounge 3.17m x 5.03m

This superb room has a feature fireplace with an electric fire. There is a beige fitted carpet and dual aspect windows with curtains as well as ceiling downlighters. A door leads to the hallway.

Hallway 2.38m x 3.5m

The hallway is L shaped with two built in cupboards, two flush light fittings, a smoke alarm and an access hatch to the loft. A door leads outside and further doors lead to the bathroom and two bedrooms.

Bathroom 1.94m x 1.68m

This beautiful room has a bath with a shower above. There is a white WC, a central heating radiator and a basin which is built into a vanity unit. There is a wall mounted mirror, an extractor fan and flush light fitting. There is an opaque window and vinyl flooring.

Bedroom One 3.28m x 2.84m

This neutrally decorated room has curtains and a beige fitted carpet. There are built in wardrobes and fitted furniture. This room has coving, a flush light fitting and a window with curtains to the rear.

Bedroom Two 2.85m x 3.28m

This lovely light and airy room has deep windows which let plenty of daylight flood through. There is coving, a central heating radiator and flush light fitting. There is a fitted carpet, a walk in dressing area and a door which leads into the en suite.

Ensuite 1.55m x 1.49m

This room is immaculately presented. There is an opaque window with a roller blind to the rear. There is a white WC and a pedestal sink with a shower. This room has a flush light fitting and an extractor fan. Vinyl has been laid to the floor, there is a wall mounted mirror and a shaver light.

WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos and B&M as well as banks and a post office. The house is within easy driving distance of all amenities, including the Hospital and Doctors Surgery. There are many leisure opportunities including a popular golf course, squash club and public swimming pool/gymnasium. The town also boasts an Airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



Property **Layout**

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.