



Newfoundland, Melvich

Offers Over £



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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

This is a fabulous opportunity to own a beautiful bungalow which is situated in an elevated plot with panoramic views towards the Orkney Islands and Melvich Bay. This attractive four bedroomed family home boasts a stunning lounge with a large picture window which boasts superb views over Melvich Bay. This room has solid wooden flooring as well as a superb wood burning stove. Located off the hall is the family dining room which is of good proportions and features an attractive arch which leads in to the well-presented kitchen. The kitchen has an excellent selection of Beach base and wall units with a superb Flavel range cooker which has a seven-ring gas hob. There is also a dishwasher and space for a fridge freezer. A door leads from the kitchen to the utility room which is of good proportions with both a full height unit and a base unit. To the rear of this wonderful home is a stunning sunroom which boasts triple aspect views and patio double doors which give access into the private rear garden. The family bathroom boasts a fabulous jacuzzi bath which also has a shower attachment. There are also four beautiful bedrooms, all of which benefit from fitted wardrobes. The generous master bedroom also has an en suite shower room. The property also benefits from LPG central heating and a double garage which has built in storage. To the front of the home there is a dry-stone dyke which gives access to the property through a gravel driveway which has parking for multiple cars. The front garden has superb views and is mainly laid to lawn. A path gives access to the rear garden where the beautiful sunroom is located. Here can be found a decking and patio area which is ideal for those summer BBQ's. This garden is private and laid to lawn with some fir trees. Ideally located seventeen miles East is the town of Thurso, which has facilities such as supermarkets, a cinema, post office, medical practice, chemists all of which are within a short car journey away. Thurso is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is an airport and hospital in Wick which is a twenty-minute driving distance from Thurso. Melvich has its own Primary School which is within walking distance and is part of the North Coast Campus, the secondary school is at Farr which is located West in Bettyhill a thirteen-mile drive away. There is a medical practice located in Armadale which is seven miles away.



Extra Information

Services

LPG Central Heating,
School Catchment Area is Melvich Primary School/Farr High School

EPC

Not Specified

Council Tax

Not Specified

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

Not Specified

Key Features

- BEAUTIFUL VIEWS OVER MELVICH BAY
- FOUR BEDROOMS
- WALK IN CONDITION
- SUNROOM
- EN SUITE BEDROOM
- PRIVATE REAR GARDEN



Property Photos



Property Photos



Property

Dimensions

Front Vestibule 1.60m x 1.70m

Accessed via a UPVC partially glazed door with a side panel, the vestibule is bright with magnolia painted walls and a pendant light fitting. There is coving, laminate floor tiles and a pine glazed door leads into the inner hall.

Lounge 4.99m x 4.29m

This beautiful room boasts a large picture window to the front elevation with curtains and beautiful panoramic views over Melvich Beach. This room is neutrally decorated, there is a light fitting as well as a central heating radiator. The lounge benefits from solid wooden flooring, brass sockets as well as an aerial and phone point. A focal point within the room is the maple fireplace with a woodburning stove.

Sun Room 3.45m x 3.30m

This superb room has triple aspect windows with blinds which enjoy an outlook over the private rear garden. The walls have been painted, there is coving and a fan light. Slate effect tiles have been laid to the floor and double-glazed doors give access to the rear garden.

Utility Room 2.98m x 1.61m

The spacious utility room has a full height cupboard as well as base units. There are laminate worktops and a stainless-steel sink with a drainer. This room benefits from a central heating radiator, a slate tiled floor, and a fluorescent strip light. There is an extractor fan, a smoke alarm and space for a washing machine and tumble dryer. A window faces to the rear elevation and a door gives access to the rear hall.

Hallway 2.71m x 1.66 + 5.78m x 1.18m

This L-shaped hall boasts a deep storage cupboard. The walls have been painted magnolia, there is a central heating radiator and double sockets. There are two pendant light fittings, coving as well as a smoke alarm. A hatch gives access to the loft and a beige carpet has been laid to the floor. Pine doors give access to the lounge, dining room, four bedrooms and family bathroom.

Dining Room 3.31m x 2.78m

This well-presented room has magnolia painted walls, a beige fitted carpet and a pendant light fitting. An attractive arch gives access to the kitchen and double-glazed doors lead to the fantastic sunroom.

Kitchen 3.22m x 3.28m

This immaculate kitchen has an excellent selection of beech base and wall units with laminate worktops. There is a Flavel cooker which has a double oven, grill and warming plate as well as a 7-ring gas hob. Above the cooker is a black chimney extractor hood, and between the units has been tiled. This room has a stainless-steel sink with a drainer and space for a dishwasher and a fridge freezer. There is coving, fluorescent lighting and a tiled slate floor. An arch leads to the superb dining room and a door gives access to the spacious utility room. A window with a Rafia blind can be found to the rear elevation.

Rear Hall 1.20m x 1.62m

This room is bright with magnolia painted walls and slate tiled flooring. There is a pendant light fitting and coving. Doors lead to the integral garage and W.C. A half-glazed UPVC door leads to the rear garden.

Property

Dimensions

W.C. 1.42m x 1.61m

This well-presented room has a white W.C. and a pedestal sink. The room has been tiled to half height and tiles have been laid to the floor. There is a central heating radiator, coving and a pendant light fitting. An opaque window can be found to the side elevation.

Ensuite 1.16m x 2.44m

This well-presented room has been tiled from floor to ceiling and boasts a recessed shower enclosure with chrome shower controls. There is a white towel ladder radiator, a wall mounted mirror as well as a white WC and a pedestal basin. An opaque window with a roller blind can be found to the side elevation, there is an extractor fan and a pendant light fitting.

Bedroom Three 3.01m x 2.98m

This room boasts two windows with blinds and curtains to the front elevation. Beech laminate has been laid to the floor. There are mirrored fitted wardrobes with hanging and shelf space, a pendant light fitting and coving. This room also benefits from a feature painted wall and a central heating radiator.

Bedroom Four 3.66m x 3.32m

This bright double room has a feature painted wall and a border to half height. It boasts mirrored fitted wardrobes with hanging and shelf space, as well as beech laminate flooring. There is a central heating radiator, coving and a pendant light fitting. This room benefits from an aerial point, double sockets and has two windows which have been dressed with both blinds and curtains to the rear.

Master Bedroom 2.99m x 3.61m

The spacious master bedroom has been ideally positioned within the home to enjoy the views over Melvich Bay. The room is neutral in décor with magnolia painted walls and a beige fitted carpet. There is plenty of storage within the two mirrored fitted wardrobes, which each have hanging and shelf space. This room benefits from a fan light, coving and two windows with blinds and curtains to the front elevation. There are double sockets and a phone point. A door gives access to the ensuite shower room and there is also a central heating radiator.

Bedroom Two 2.89m x 3.32m

This bright bedroom boasts fitted wardrobes with hanging and shelf space. There is an aerial point, double sockets and a pendant light fitting. Beech laminate has been laid to the floor and the room also benefits from coving. A window with blinds and curtains can be found to the rear elevation.

Bathroom 3.30m x 2.39m

This generous room is well presented. There are grey vinyl floor tiles and a beautiful white high gloss vanity unit, which has a built-in sink with storage below and a mirror with both a cupboard and shelving above. This beautiful room boasts a jacuzzi bath with mixer taps and a shower attachment. There is a white WC as well as a useful shelved linen cupboard. The bathroom benefits from an extractor fan, a pendant light fitting and white towel ladder radiator. An opaque window with a roller blind can be found to the rear. The walls have also been tiled.

Garage 5.28m x 5.81m

The superb double garage has an electric door and houses the Worcester central heating boiler. The garage has fluorescent lighting with wall mounted shelves and a good range of base units, as well as double sockets.

Property

Dimensions

Gardens

Situated in an elevated position, this lovely home enjoys views towards Melvich Bay and the Orkeny Islands. To the front of the home, there is a stone wall, which gives access to a stone driveway which has parking for multiple cars. The front garden is laid to lawn with mature trees to the sides and rear. A path gives access to the rear garden, where there is a decking area and patio area. The rear garden is also laid to lawn with clothes poles and a whirley. The property benefits from LPG gas and double glazing.

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**

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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.

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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.