



GREENBRAES, KEISS

Offers Over £260,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

We are delighted to bring to the market this beautiful and spacious three-bedroom bungalow which is situated at the bottom of the village of Keiss with uninterrupted views across Keiss Beach, Reiss Beach, Noss Head and to the open sea beyond. The property was purposely built to take the breath-taking views into the house with all the windows to the front and side facing to the sea. A vestibule opens into a lovely spacious hallway. The large lounge has dual aspect windows and benefits from large patio doors leading out to the patio and garden. The large kitchen is bright and benefits from a breakfast bar and leads into a good-sized spacious utility room that flows into the dining room where dual aspect windows take advantage of the outstanding views. There are also three double bedrooms, W.C. and a family bathroom. Immaculately presented, this beautiful family home sits in an enclosed garden of mainly grass with a patio area. There is off road parking for several vehicles, a garage and two sheds.

Keiss has a primary school, a hotel and an actively used village hall. The town of Wick is approximately eight miles away and has multiple stores such as Tesco's, Boots, Superdrug, Argos Pets at Home, and B&M. This property is within easy driving distance of all amenities, including the Caithness General Hospital and a Doctors Surgery. Wick also boasts an airport, with links to Aberdeen and Edinburgh. There is good rail and coach services, with the property also being close to ferry terminals with frequent daily services to Orkney.



Extra Information

Services

Oil Central Heating, School Catchment Area is Keiss Primary School / Wick High School

EPC

D

Council Tax

C

Tenure

Freehold

Viewing

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

Extras

What3words///shocks.broker.sapping

Key Features

- A SPACIOUS DETACHED BUNGALOW
- BREATH-TAKING OPEN VIEWS ACROSS THE SEA
- OPEN HALLWAY
- THREE BEDROOMS
- TWO RECEPTION ROOMS (BOTH WITH SEA VIEWS)
- IN WALK-IN CONDITION
- GARAGE
- TWO SHEDS
- OFFROAD PARKING FOR TWO VEHICLES



Property Photos



Property Photos



Property Dimensions

VESTIBULE: 1.12M X 1.10M

A half glazed uPVC entrance door with a fifteen pane door leads into to hallway. There is wood effect laminate, coat hooks and a light fitting.

HALLWAY

Fitted with wood effect laminate flooring this spacious hallway has doors leading to the lounge, kitchen, two bedrooms, bathroom and WC. There is a chandelier-style pendant light fitting, radiator and a smoke alarm.

LOUNGE: 8.50m x 3.89m

The bright generous lounge benefits not only from dual aspect windows but also large patio doors make the most of the spectacular country and sea views. This room features a large open arch which splits the room into two functional areas, to one side of the arch there are feature openings. One area benefits from a coal effect electric fire set in a stone hearth with brick surround and wooden mantle the generous patio doors lead out to the patio and garden beyond. The second area benefits from a serving hatch which opens into the utility room making this an ideal area for entertaining. This room is decorated in pleasing cream and gold tones with co-ordinating cream carpet. The room also benefits from three radiators, wall lights and two pendant light fittings.

KITCHEN: 4.78m X 2.96m AT WIDEST

The kitchen benefits from a selection of base and wall units with green doors and wood effect trim with built-in spotlights to illuminate your working area and has matching worktops and decorative tiled splashbacks. The kitchen has been designed to make best use of the space and features an oven and hob set in to the corner with attractive cooker hood above and a one and a half bowl sink with drainer and mixer tap. A breakfast bar, which can accommodate up to 4 chairs, is along one wall. There is space for a dishwasher beside the sink and the oil central heating boiler is fitted under the worktops at one end. The large front facing window makes this a bright and airy room. There is a radiator and lighting is provided by gold trimmed spotlights complementing those in the kitchen units. A door leads from the kitchen to the utility room.

UTILITY ROOM 3.49m x 2.91m

The utility room is of generous proportions and has excellent storage benefitting from a range of base and wall kitchen units as well as a built-in double cupboard. There is ample room for appliances including services for a washing machine and tumble dryer. A useful serving hatch opens into the lounge. There is an feature opening in the wall between the utility room and dining room. Lighting is provided by a flush to the ceiling light fitting. There is also a radiator, smoke alarm and an access hatch for the attic. Doors lead to the kitchen, a bedroom and the dining room.

DINING ROOM: 3.96m x 4.17m

This good-sized dining room has windows facing to the side and rear giving breath-taking views across Keiss and Reiss beaches and out to open sea and to Noss Head. There is a half-glazed uPVC door leading out to the garden, a double radiator, two pendant light fittings and wood effect laminate flooring.

W.C: 1.74m x 1.75m

This lovely spacious room has a contemporary feel and has a W.C and a hand basin with tiled splashback. Above the sink there is a fitted mirror and a shelf fitted along the length of the wall. The WC features laminate wood effect flooring. A further shelf and coat hooks provide useful storage. There is a pendant light fitting and an extractor fan.

Property Dimensions

BEDROOM 1 - 3.46m x 3.42m

This bright double bedroom has windows facing to the side and front. Decorated in neutral cream tones this room features a dado rail at half height with cream and white walls and a co-ordinating carpet. There is ceiling coving, a pendant light fitting, a radiator and a smoke alarm.

BATHROOM 2.34m x 2.71m

The bathroom is well equipped with a corner bath with mixer taps and shower head with a tiled splashback, a W.C., hand basin with tiled splashback and fitted mirror above, and a quadrant corner shower with wet wall benefitting from a mains shower unit. The floor is tiled and there is ladder towel radiator rail with fitted glass shelf above. An opaque window faces the rear of the home and there is a pendant light fitting and extractor fan.

BEDROOM 2: 3.58m x 3.61m

With a window facing the rear of the property this bright room enjoys scenic views over beaches and sea. There is a feature wall-papered wall. Benefitting from build-in wardrobes with bi-folding doors there is both ample hanging and shelving storage. A TV bracket is fitted to one wall and there is also a pendant light fitting and radiator.

BEDROOM 3: 3.56m x 3.01m

A window faces to the front. Neutrally decorated with a blue carpet this room has a window looking out to the front of the home. There is a double radiator, a pendant light fitting and shelves on one wall.

GARDEN

Outside, this home sits in a fully enclosed garden with block-built walls to the front and post and wire fencing to the rear where there is a gate to a path which leads to Keiss beach. There is a gate in the fence to the rear of the property which takes you onto the path leading to Keiss Beach. There is a gravel drive with ample parking for several vehicles, a wooden garage with attached and a sizeable block built shed with large windows to one side and the rear giving dual aspect views. The garden itself is mainly grass with an attractive patio to the rear of the property, accessed from the lounge, perfect for relaxing and enjoying the outstanding vista.

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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