



# TYBEE, MAIN STREET, CASTLETOWN

Offers Over £



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**3 BEDS | 3 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful executive home which enjoys an outlook towards the Orkney Islands in the village of Castletown. This stylish home has a beautiful open plan kitchen/family room which benefits from superb country views to the rear. The family area of the kitchen has a beautiful oak fireplace which creates a focal point within the room as well as patio doors which lead to the rear garden. The kitchen area benefits from good quality Neff appliances as well as an island which provides seating and further storage. There is also a tastefully decorated downstairs bedroom with built in storage as well as a well-presented shower room. A generous utility room and integral garage complete the downstairs living accommodation. Throughout the home, there is excellent storage. Stairs lead to the spacious upstairs landing which could be utilised as office space or a seating area. Upstairs there is a spacious and bright lounge which offers stunning views towards the Orkney Islands and Dunnet Head. The two upstairs bedrooms are of good proportions and both benefit from built in storage. The master bedroom has a tastefully decorated en suite and there is also a generous family bathroom. The immaculately presented bathroom has a bath with a shower above as well as a pedestal sink and W.C.

Externally Tybee is accessed via a tarmac drive which has parking for multiple vehicles. There is an area of lawn to the front with an attractive raised flower bed. The rear garden is fully enclosed to both the sides and rear. There is an area of lawn, hedging and trees as well as a private patio. The rear garden also benefits from a drying green and a path gives access to the front of the home. This is a wonderful home which has to be viewed to appreciate the views, size and standard of accommodation on offer.

Located in the small village of Castletown, the property is approximately six miles from the busy town of Thurso. Castletown has a primary school, a harbour, a convenience store, a takeaway, chip shop, butchers, hotel and hairdressers and is within a short drive to Dunnet where there are sandy beaches as well as Dunnet Forest. Further amenities can be found in Thurso such as supermarkets, a cinema, a swimming pool and gym whilst the Caithness General Hospital and John O Groats Airport are in Wick which is a twenty-minute car journey away. John O Groats is a short drive away and offers day excursions to Orkney as well as further amenities. The property is also close to the Castle of Mey. In Caithness there are various coastal walks, as well as a large variety of outdoor pursuits such as golf clubs, fishing lochs and surfing.



# Extra Information

## Services

School Catchment Area is Castletown Primary School/  
Thurso High School

## EPC

EPC

## Council Tax

Band

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///blanking.stewing.monorail](https://www.what3words.com/blanking.stewing.monorail)

# Key Features

- OPEN PLAN KITCHEN/FAMILY ROOM
- SUPERB VIEWS
- THREE BEDROOMS
- INTEGRAL GARAGE
- UPSTAIRS LOUNGE
- FULLY ENCLOSED REAR GARDEN



# Property Photos



# Property Photos



# Property Dimensions

## **Vestibule 2.35m x 2.36m**

Accessed via a UPVC door with a glazed panel, the vestibule is well presented with grey painted walls and grey vinyl flooring. An oak cupboard houses the electric consumer unit. There is a pendant light fitting and an oak door leads to the inner hall.

## **Kitchen/Family Room 8.58m x 5.58m**

This L shaped room has a featured papered wall in the family room as well as a beautiful artificial oak fireplace. This room has oak vinyl flooring, two chrome light fittings, a phone point and double sockets. Sliding doors lead into the patio area of the rear garden. The kitchen area is of good proportions and has an excellent range of base and wall units with walnut worktops. An island provides seating and further storage. There is a Neff hob, double oven as well as a chimney extractor hood, integral dishwasher and fridge freezer. There is a stainless steel sink with a drainer, ceiling downlighters and a window with a roller blind to the rear elevation. Oak doors lead to the utility room and rear hall.

## **Rear Hall 1.67m x 1.78m**

This room houses the central heating boiler. There is a pendant light fitting and a window to the side elevation. A door gives access to the garage.

## **W.C 2.01m x 2.38m**

This well-presented shower room has a white pedestal sink, W.C with shelving above and a shower enclosure. This room benefits from oak vinyl flooring, painted walls and a window with a blind to the front elevation. There is also a pendant light fitting, an extractor fan, wall mounted mirror and a chrome towel ladder radiator.

## **Inner Hall 3.68m x 3.40m**

The open hallway is well presented and benefits from two oak storage cupboards. Oak vinyl has been laid to the floor, there are two pendant light fittings and a smoke alarm. Oak doors lead to the kitchen/family room, bedroom and W.C.

## **Utility Room 1.81m x 3.71m**

This well presented room has walnut base and wall units with laminate worktops. There is a stainless steel sink with a drainer and space for a washing machine and tumble dryer. Vinyl has been laid to the floor and a window can be found to the side elevation. There is a central heating radiator and a pendant light fitting. A partially glazed door leads outside and an oak door gives access to the rear hall.

## **Bedroom One 3.31m x 4.17m**

This tastefully decorated room has painted walls and a beige fitted carpet. There are deep mirrored fitted wardrobes which provides storage, a phone point and double sockets. This room benefits from a pendant light fitting and a window with curtains to the front elevation.

## **Top Landing 1.07m (min) x 3.08m (max)**

A carpeted stairwell leads to the first floor landing. This area of the home is spacious and benefits from a fitted carpet and two windows to the side elevation. There is a central heating radiator, two pendant light fittings, an access hatch to the loft and double sockets. Doors lead to the bedrooms, lounge and bathroom.

# Property

## Dimensions

### **Upstairs Family Lounge 7.06m x 4.64m**

The stunning upstairs lounge boasts panoramic views towards Dunnet Head and the Orkney Islands. Triple windows with blinds faces the front elevation and there are three central heating radiators. This wonderful room benefits from wall lights, a contemporary ceiling light and a fitted carpet. There are ample double sockets and an aerial point.

### **En-suite 1.90m x 2.08m**

The immaculately presented en-suite has a white W.C, a pedestal sink and a shower enclosure. There is wet wall fitted within the enclosure, a wall mounted mirror and a glass shelf has been fitted above the sink. This room benefits from a chrome towel ladder radiator, an extractor fan and a pendant light fitting. An opaque window can be found to the side elevation.

### **Bathroom 3.33m x 2.69m**

The beautiful bathroom is of good proportions. There is a white W.C, a pedestal sink and a bath with a power shower above. Oak vinyl has been laid to the floor. This room benefits from a central heating radiator and a chrome towel radiator. Two velux windows with blinds can be found to the front elevation. There is also an extractor fan and pendant light fitting.

### **Garden**

The house is accessed by a tarmac drive. The garden is fully enclosed with wooden fencing to both sides and rear. There is an area of lawn, hedging and trees as well as a drying green and patio area. A path gives access to the front of the house.

### **Master Bedroom 4.46m x 4.20m**

This tastefully decorated room benefits from mirrored fitted wardrobes with hanging and shelf space. A carpet has been laid to the floor, there is a phone point and double sockets. This room has a pendant light fitting, a central heating radiator and an aerial point. A door leads to the ensuite and two velux windows offer scenic views to the rear elevation.

### **Bedroom Three 3.01m x 4.70m**

This spacious double room has grey painted walls and benefits from mirrored fitted wardrobes with hanging and shelf space. A carpet has been laid to the floor, there is a central heating radiator, double sockets and a pendant light fitting. Two velux windows with blinds face the rear elevation.

### **Garage 2.96m x 6.85m**

The garage has an electric door. There is a pendant light fitting, wall mounted shelves and double sockets. There are built in base units and a door leads to the rear hall.

## 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 are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.



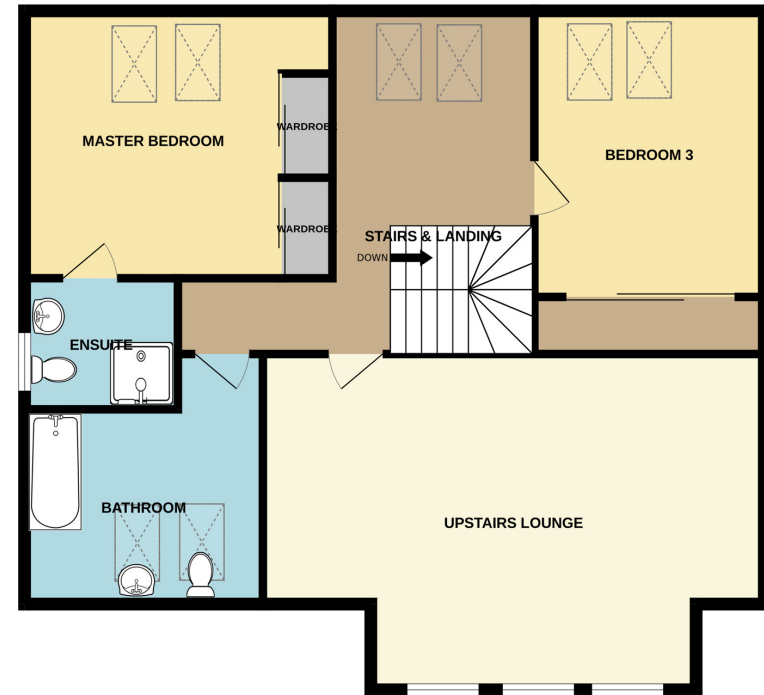


# Property Layout

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.  
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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, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.