



STANERGILL CRESCENT, CASTLETOWN

Offers Over £240,000



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3 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb detached bungalow which offers family living at its best. This beautiful family home benefits from a spacious and bright family lounge as well as a wonderful sun room which is ideal for larger families. The kitchen is very well presented with an excellent range of solid wood base and wall units with integral appliances as well plenty of space for a table and chairs. The utility room is located beside the kitchen and there is plenty of storage within the bright hall. The lovely family bathroom has a jacuzzi bath with a shower above and there is also built in white high gloss vanity units. The three double bedrooms are all of good proportions and benefit from generous built in wardrobes. The master bedroom also has a well-presented shower room. The property itself sits in a large corner plot and benefits from a single garage, with a tarmac drive. The garden grounds are very private with the front garden benefiting from hedging, mature trees and a path which leads from the front to the rear. The rear gardens are landscaped and benefit from a garden pond, a greenhouse, a wooden shed, a steel shed and an outside water tap. The gardens are colourful with many varieties of trees hedging and flowers, making this the perfect place to sit and relax in.

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. 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 D

Council Tax

Band D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///headlines.bubble.crawled](https://www.what3words.com/#!/headlines.bubble.crawled)

Key Features

- **DETACHED BUNGALOW**
- **WELL PRESENTED**
- **THREE DOUBLE BEDROOMS**
- **SUN ROOM**
- **PRIVATE GARDEN**
- **GARAGE**



Property Photos



Property Photos



Property

Dimensions

Front Vestibule 0.9m x 1.76m

Accessed via a UPVC door with side panel, the vestibule is well presented with laminate flooring and wall mounted shelves. There is a flush glass light fitting and a door leads to the inner hall.

Lounge 5.79m x 4.19m

This stylish lounge has a feature papered wall. A beautiful stone fireplace with an insert electric fire and Caithness flagstone hearth creates a focal point within the room. This spacious room benefits from dual aspect windows, coving, a ceiling rose and a central heating radiator. Beech laminate has been laid to the floor. There is an aerial point, phone point, wall lights and a drop down light fitting.

Sun Room 3.75m x 3.90m

This superb room features a chandelier light fitting and white painted walls. There is LTV flooring, double sockets and triple aspect windows. A partially glazed door leads outside.

Bedroom One 3.42m x 2.73m

This tastefully decorated room benefits from built in wardrobes with hanging and shelf space. There is a pendant light fitting, electrical points, an aerial point and a central heating radiator. Beech laminate has been laid to the floor and a window faces the rear elevation.

Inner Hall 2.53m x 1.78m and 0.99m x 4.83m

This L-shaped hallway is bright and neutral in décor. There is laminate flooring and three storage cupboards as well as electrical sockets. This lovely room benefits from coving, smoke alarms and heat detectors. There is an access hatch to the loft void and two flush glass light fittings. Doors lead to the lounge, kitchen, bathroom and three bedrooms.

Kitchen 4.20m x 4.92m

This beautiful kitchen is immaculately presented. There is an excellent selection of base and wall units with laminate worktops. There is a double sink with a drainer and a free standing cooker with an extractor hood above. There is an integral dishwasher and fridge as well as LTV flooring. This wonderful room has a window to the rear elevation with a roller blind and a central heating radiator. Plenty of space can be found for a dining table and chairs. There are two chrome light fittings, ceiling downlighters, an aerial point and a smoke alarm. Double doors lead into the sun room.

Utility 3.55m x 1.63m

This bright room has base and wall units with oak laminate worktops. There is a stainless steel sink with drainer, a chest freezer, washing machine and tumble dryer. Vinyl has been laid to the floor. There is a flush light fitting and a window to the rear elevation. A ½ glazed door leads outside.

Bedroom Two 4.00m x 3.56m

This spacious room has a feature papered wall and ceiling downlighters as well as a triple light fitting. A carpet has been laid to the floor, there is a built in wardrobe with hanging and shelf space as well as a central heating radiator. A window with curtains faces the front elevation, there is also ample power points and an aerial point.

Property

Dimensions

Bathroom 3.20m x 3.40m

This splendid room features a corner jacuzzi bath with a shower above. The basin, bidet and WC have all been built into a beautiful white high gloss vanity unit. Oak laminate has been laid to the floor. There is a flush light fitting, an extractor fan, a central heating radiator and a window to the front elevation with blinds.

Ensuite 0.85m x 2.76m

This room benefits from a recessed shower. There is a white WC and the basin is built into a Beech vanity unit. There is a mirrored cupboard, a chrome towel ladder radiator, ceiling downlighters and an opaque window to the rear elevation.

Bedroom Three 4.00m x 3.49m

The master bedroom benefits from built in overhead storage as well as mirrored built in wardrobes. Neutral in décor, a carpet has been laid to the floor, there is a pendant light fitting, a central heating radiator and a window to the rear elevation. There is a phone point, an aerial point and doors lead to the ensuite.

Garden

Externally the beautiful front garden is private with hedging, mature trees and a path. There is a tarmac drive which leads to the single garage. The areas of lawn extend to the sides of this wonderful home. The rear gardens are beautiful and landscaped with many varieties of hedging and trees. There is a greenhouse, a wooden shed, a steel shed and an outside water tap. A pond creates a focal point within the rear lawn. The wonderful home is situated in a quiet cul-de-sac.

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



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.

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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

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- 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.
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- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
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- Drone Photography





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