



MAIN STREET, CASTLETOWN

Offers Over £85,000



01847 890826
enquiries@yvonnefitzgeraldproperties.co.uk

3 BEDS | 2 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this prominent two storey home which is located in the village of Castletown. This attractive family home has wooden cladding to the outside with an enclosed garden with area of lawn. Internally the house has been taken back to first fix and requires a full renovation to be completed. Once finished, there will be a downstairs lounge with dual aspect windows, a fitted kitchen as well as a bathroom on the ground floor. Upstairs are two double bedrooms, as well as a single. The master bedroom will also have an en suite. Due to the layout at present, the property is basically a blank canvas internally with some internal partitions and the configuration of the floor areas could be altered to suit any perspective purchaser. The seller also has a kitchen, an oil central heating boiler which could be included in the sale, alternatively any buyer could purchase their own kitchen and source of heating. A shed is also included with this property which is situated on Gunns Lane. Rarely available, this is an excellent opportunity for a developer or cash buyer to own a property in a friendly village with a good community spirit.

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. The area is also a haven for wildlife with birds of prey and roe deer frequently seen here.

Accommodation comprises of:

Vestibule: 0.85m x 1.45m
Inner Hall: 2.15 x 1.30m and 1.23m x 1.43m
Lounge: 3.60m x 3.86m
Kitchen: 2.51m x 3.59m
Bathroom: 1.70m x 2.14m
Bedroom One: 3.16 x 4.64 m
En Suite: 3.15m x 1.26m
Bedroom Two: 2.59m x 3.15m
Bedroom Three: 1.81m x 3.52m



Extra Information

Services

School Catchment Area is Castletown Primary School/
Thurso High School

EPC

N/A

Council Tax

N/A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///terminal.exhaling.diggers](https://www.what3words.com/terminal.exhaling.diggers)

Key Features

- **FULL RENOVATION PROJECT**
- **THREE BEDROOMS**
- **ENCLOSED GARDEN**



Property Photos



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.



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, 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.