



# ROSSVILLE, WATTEN

Offers Over £245,000



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**4 BEDS | 2 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful four-bedroom family bungalow which is located in an elevated position with superb views towards Loch Watten. Offering flexible and comfortable accommodation over one level, this superb property has a lot to offer. In good decorative order throughout the accommodation internally comprises of a beautiful lounge which leads to the sun room. This superb room has a partially vaulted ceiling as well as triple aspect windows. The generous cream fitted kitchen is of good proportions and has an excellent selection of base and wall units with laminate worktops. There are also integral appliances. A door off the kitchen leads to the utility room which is also of good proportions and benefits from an excellent selection of beech base and wall units. This room also has a washing machine and tumble dryer and give access to the generous rear garden. The four double bedrooms are of good proportions with the master bedroom also benefitting from an en suite shower room. There is also a well-presented family bathroom. A bright and airy hall and the neutrally decorated vestibule complete the living accommodation. The large garage is accessed through the hallway and is currently used as a workshop and store. The garage has a partition up which could easily be taken down without much effort and is a fantastic addition to the home. Externally this property benefits from a large garden, mainly laid to lawn

The village of Watten benefits from a Primary School, convenience store, post office and community hall as well as a restaurant/hotel and a fishing loch. There is also good coach links North and South with further facilities being found in both Thurso and Wick, which are a short distance away. Wick is eight miles away, has an airport, train station, hospital, medical centres, shops, supermarkets and secondary school. Thurso is fourteen miles away and has similar facilities apart from the airport.



# Extra Information

## Services

School Catchment Area is Watten Primary School/Wick High School

## EPC

EPC C

## Council Tax

Band

## Tenure

Freehold

## Viewing

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

## Extras

What3Words:

## Key Features

- **WELL PRESENTED**
- **FOUR BEDROOMS**
- **VIEWS TOWARDS LOCH WATTEN**
- **LARGE GARDEN**
- **GARAGE**





# Property Photos





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 2.53m x 1.60m**

Accessed via a UPVC front door, the vestibule is bright with magnolia painted walls and a central heating radiator. Vinyl has been laid to the floor and there is also a pendant light fitting. A door gives access to the inner hall.

## **Lounge 6.62m x 4.73m**

This bright room is of good proportions and has a wooden fireplace which has an insert electric fire which creates a focal point within this lovely room. A carpet has been laid to the floor, there is a feature papered wall as well as two central heating radiators and a five-light fitting. This generous room also benefits from an aerial point, ample double sockets and a partial vaulted ceiling. There are also triple aspect windows with blinds which enjoy a panoramic view over Loch Watten.

## **Utility 4.10m x 2.30m**

This room is of good proportions and benefits from beech base and wall units with laminate worktops. There is space for a washing machine and tumble dryer. Laminate flooring has been laid to the floor. A partially glazed UPVC door leads outside, there is also a sliding storage cupboard, a stainless-steel sink and a flush light fitting. A window also faces the rear elevation.

## **Bedroom One 3.45m x 3.01m**

This bright room has a window with curtains which faces the rear elevation. There is a chrome light fitting, built in sliding wardrobes as well as double sockets. This superb room also benefits from a central heating radiator and aerial sockets.

## **Inner Hall 12.58m x 1.10m**

The hallway is of good proportions. The walls have been painted magnolia and vinyl has been laid to the floor. There are two storage cupboards, a central heating radiator as well as a smoke alarm. A hatch gives access to the loft void and there are three flush glass light fittings. Doors give access to the superb lounge, generous kitchen, family bathroom and four double bedrooms. Another door leads to the integral garage.

## **Kitchen 5.98m x 4.09m**

The light and bright kitchen benefits from an excellent selection of white base and wall units with laminate worktops. Between the units has been tiled and there is also an integral hob, a chimney extractor hood, a dishwasher, oven and grill. Space can be found for a fridge freezer and between the units has been tiled. This room benefits from two central heating radiators, dual aspect windows with blinds and Walnut laminate flooring. There are also three flush glass light fittings and a door gives access in to the spacious utility.

## **Family Bathroom 3.44m x 2.48m**

The neutrally decorated bathroom benefits from a pedestal basin, a white WC as well as a bath. There is a separate shower cubicle and wet wall has been partially fitted to the wall. An opaque window faces the rear elevation, there is a central heating radiator, an extractor fan and triple light fitting.

## **Bedroom Two 3.51m x 3.45m**

Located to the rear of the home, this master bedroom benefits from a pendant light fitting and a central heating radiator. There are two sets of mirrored fitted wardrobes with hanging and shelf space, double sockets and vinyl flooring. A door leads to the superb en suite shower room.

# Property

## Dimensions

### **En suite 2.39m x 1.19m**

The spacious en suite benefits from a recessed shower as well as a pedestal basin and WC. Vinyl has been laid to the floor. It also benefits from a central heating radiator, a pendant light fitting as well as an opaque window to the rear.

### **Bedroom Three 3.64m x 2.70m**

This neutrally decorated room has magnolia painted walls and benefits from walnut vinyl flooring. There are double sockets, a central heating radiator as well as a pendant light fitting. A window faces the front elevation.

### **Bedroom Four 3.64m x 3.25m**

This double room is of good proportions and benefits from vinyl flooring, The walls have been painted magnolia, there is a pendant light fitting, a central heating radiator and double sockets. A window with curtains faces the front elevation and enjoys a spectacular view over the loch.

### **Garden Grounds**

Externally the property benefits from excellent parking from within the tarmac drive. The garden ground boundary is surrounded with a wall to the front and post and wire fencing side and rear. Mainly laid to lawn, the garden is low maintenance. This lovely property also benefits from oil central heating.



## WICK

### Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Aberdeen and Edinburgh and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



## Moving home can be a **Life-changing Experience**

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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.

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## **Why Choose Yvonne Fitzgerald Properties**

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- 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.
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- 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.