



Viewfield, Janetstown

Offers Over £250,000



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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 in the lovely location of Hill O'Forss. This beautiful home comprises of three well proportioned bedrooms, a large kitchen with family area, a separate family room and stunning lounge with a generously sized picture window to enjoy the stunning views. The property also benefits from a utility room, W.C and shower room.

Surrounding this lovely home is a large garden with a generous parking area. The garden is mainly laid to lawn with a patio area and mature trees.

The panoramic views from this property are amazing of the beautiful countryside and also great views of Holburn Head and the Orkney Isles.

Viewfield is situated just a short drive from Thurso which is 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.



Extra Information

Services

School Catchment Area is - Pennyland Primary, Miller Academy, Mountpleasant Primary, Thurso High School

EPC

EPC - C

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: [///birthdays.gasp.loose](https://www.what3words.com/#!/birthdays.gasp.loose)

Key Features

- **Three Bedrooms**
- **Large Family Room**
- **Air Source Heating**
- **Off Road Parking**
- **Generous Garden**
- **Beautiful Views**



Property Photos



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 2.02m x 1.68m

Accessed via a UPVC door with a glaze panel, the vestibule is bright and benefits from a central heating radiator and oak vinyl flooring. A door leads to the inner hall.

Lounge 5.59m x 5.04m

This spacious room has a large picture window to the front elevation as well as two central heating radiators. A feature within the room is the stone fireplace with stove electric fire. The walls have been painted and there is oak vinyl flooring. This room also benefits from wall lights and double sockets.

Rear Hall 1.71m x 1.55m

The rear hall has grey painted walls and oak vinyl flooring. There is a pendant light fitting, a partially UPVC glazed door leads outside and a further door gives access to the utility room.

W.C 0.74m x 0.9

The walls of this room have been partially tiled. There is a W.C, vinyl flooring as well as a flush light fitting and extractor fan. The door leads to the family room.

Inner hall 4.03m x 1.49m

The inner hall is well presented. There is a triple light fitting, a central heating radiator and oak vinyl flooring. The oak doors lead to the lounge, kitchen and hall.

Kitchen 4.09m x 7.22m

The kitchen/family room is the heart of this home. There is a feature papered wall, central heating radiators, as well as oak vinyl flooring. The beautiful fitted kitchen (only put in 3 years ago) has a good selection of grey base and wall units with laminate worktops, a sink with drainer, there is a freestanding cooker with a stainless-steel chimney extractor above as well as a dishwasher and integral fridge-freezer. Space can be found for a table and chairs. A breakfast bar provides seating and further storage. Two windows face the rear elevation; there are chrome light fittings as well as a smoke alarm. A door leads through to the rear hall.

Utility Room 2.92m x 2.29m

The well-presented utility room has a double base unit with a laminate worktop and has space for a washing machine, fridge-freezer and tumble dryer. Oak Vinyl flooring has been laid to the floor. There is a pendant light fitting and a window faces the rear elevation. A door gives access to the W.C. There is also a central-heating radiator.

Family room 8.84m x 2.81m

This room has panoramic views towards Holborn Head and the Orkney Islands. There is oak laminate flooring, chrome electrical sockets and a window to the front elevation. Double glazed doors lead out to the patio area of the beautiful gardens.

Property

Dimensions

Hall 5.62m x 1.09m

The hall has been wall papered and has two useful storage cupboards. A carpet has been laid to the floor and there is also a central heating radiator and double sockets. A hatch gives access to the loft void, there is a smoke alarm, heat detector and triple light fitting.

Bedroom One 2.84m x 3.35m

This front facing room has grey painted walls and oak vinyl flooring. A built-in wardrobe provide storage, there is a pendant light fitting, an ariel point, double sockets as well as a central heating radiator.

Bedroom Three 2.83m x 2.75m

This bright bedroom has a window to the front elevation as well as oak vinyl flooring. There is a central heating radiator, a pendant light fitting and a recessed storage area which also has hanging space. This room also has a window, fitted with a roller blind, facing the front elevation and enjoys an outlook towards the Orkney Islands. There are also wall mounted shelves.

Shower Room 2.29m x 3.00m

This room features a generous walk-in shower. Wet wall has been fitted to the walls and oak LTV has been laid to the floor. The basin and W.C are built into a vanity unit with built in storage. This room has a flush light fitting, an extractor fan and circular mirror. An opaque window faces the rear elevation. This is a relatively new Bathroom suite which was only fitted january of this year.

Master Bedroom (Bedroom Two) 3.04m x 3.90m

This spacious room enjoys an outlook over the rear garden. The walls have been painted and oak vinyl has been laid to the floor. There is a pendant light fitting, a central heating radiator as well as double built-in cupboards with shelf space.

Garden

The large garden is mainly laid to lawn, with mature trees, garden sheds and surrounded by ranch style wooden fence and traditional stone dyke wall. There is a patio seating area and a large gravelled parking area. The house is located in an elevated position at the top of the hill and enjoys panoramic views of the Orkney islands.

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.



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- 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.