



# Askival, Reay

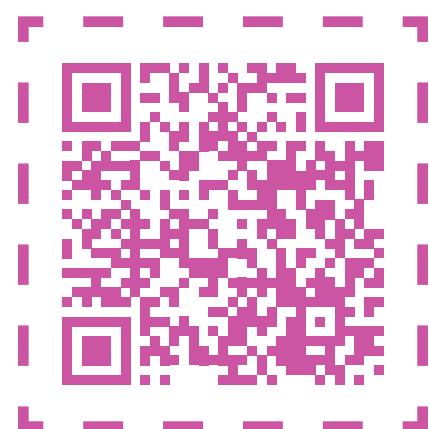
Offers Over £280,000

**4 BEDS | 1 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful four-bedroomed family home, in the scenic rural village of Reay. Immaculately presented, this stunning home has a generous lounge which features a wood burning stove with an Oak mantel, as well as dual aspect windows which make it a bright living space. There is a fabulous conservatory which is generous in size, and ideally located to the rear of this wonderful home to enjoy the panoramic views of the countryside as well as the landscaped large rear garden. There is a stunning Shaker style Ashley Ann kitchen with Neff integral appliances, and a dining room which features two attractive archways, which lead in to both the lounge and kitchen. The hallway is bright and welcoming and gives access to three tastefully decorated double bedrooms, as well as the stunning family bathroom. There is an immaculately presented W.C and an integral garage finishes off the ground floor accommodation. A straight flight staircase leads up on to the first floor where there is a craft room, which could be utilised as a fourth bedroom. This room boasts panoramic scenic views over the rural countryside. This spacious home occupies a large garden plot and benefits from a fully enclosed garden to the rear. The garden boasts a wooden shed, raised flower beds, a greenhouse and an orchard with apple and plum trees, as well as having a burn to the rear. There is a stone built bridge at the bottom of the garden which is also a haven for wildlife and pheasants and roe deer can be frequently be seen here.

The property is near to a bus route and Reay Primary School. There is a nursery in Reay as well as a golf club. Further facilities such as supermarkets, a swimming pool, gym, bowling green, and a doctor's surgery are all a short car journey away in Thurso. Secondary education can also be obtained at Thurso High School, whilst further education can be gained at the University of the Highlands and Islands which is also within the town. Wick, which is the second largest town in Caithness is a thirty-minute car journey away. Located there is the John O Groats Airports which offers flights within the UK and Europe, and also the Caithness General Hospital.



# Extra Information

## Services

School Catchment Area is - Reay primary, Thurso High

## EPC

EPC - F

## Council Tax

Band - D

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///enveloped.deck.attention

## Key Features

- Four Bedrooms
- Conservatory
- Large Established Garden
- Garage



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Dimensions

## **Vestibule 1.16m x 1.40m**

Accessed via a UPVC partially glazed door, this room has a chrome light fitting and vinyl flooring. A white door leads into the inner hall.

## **Lounge 4.49m x 5.21m**

This lovely room is of good proportions and benefits from a feature fireplace which has a multi fuel stove that sits on a Caithness Flag hearth. There is a window to the side elevation and sliding doors give access to the rear garden. This beautiful room which is fitted with a beige carpet also benefits from recessed shelving, double sockets, coving and a pendant light fitting. A feature arch leads through to the dining room and a door gives access to the superb conservatory.

## **Bedroom One 2.89m x 4.95m**

This beautiful, bright room has painted walls and a beige fitted carpet. There are two central heating radiators, a pendant light fitting and double sockets. A window, fitted with blinds, faces the rear elevation.

## **Bedroom Three 2.57m x 3.87m**

This room has a feature painted wall and benefits from a grey fitted carpet. A built-in wardrobe provides both hanging and shelf storage. There is a chrome triple light fitting, double sockets and a window fitted with a roller blind faces the rear elevation.

## **Hallway 6.04m x 1.09m, 4.17m x 1.10m & 1.70m x 1.10m**

The hallway is of good proportions and benefits from built-in storage cupboards. There is a feature arch, two central heating radiators as well as three windows to the front elevation. A carpet has been laid to the floor; there is also a smoke alarm and light fittings. A further Arch gives access to the dining room. Doors lead to the bathroom and three bedrooms.

## **Conservatory**

This splendid room is the heart of the home and benefits from triple aspect windows which have been fitted with roller blinds. There are two central heating radiators and beech laminate has been laid to the floor. The conservatory enjoys an outlook over the stunning rear garden.

## **Bedroom Two 3.74m x 2.71m**

This immaculately presented room has cream painted walls and a beige fitted carpet. There are built in wardrobes with both hanging and shelf space, a central heating radiator as well as a pendant light fitting. This room has ample power points and a window, fitted with a roller blind faces the rear elevation.

## **Bathroom 2.70m x 3.68m**

This beautifully presented bathroom benefits from a recessed shower as well as a bath and a WC. The handbasin has been built into a white high gloss vanity unit. Above the bath has been tiled. There are both ceiling downlighters and a chrome light-fitting. Laminate has been laid to the floor; there is a shaving light and chrome toiletry accessories. This room also benefits from a central heating radiator and an opaque window to the rear; there is also a shelved storage cupboard.

# Property Dimensions

## Dining Room 3.58m x 3.22m

With three feature arches, this beautifully appointed room also benefits from vinyl flooring. There is coving, a pendant light fitting and a window to the side elevation. This is a bright room which also benefits from a central heating radiator and double sockets.

## Rear Hall 2.08m x 4.10m

The rear hall has painted walls and vinyl flooring. There is an understairs storage cupboard, a central heating radiator as well as a hatch to the loft void. This room benefits from a chrome light-fitting and a smoke alarm. A partially glazed door leads outside and stairs give access to the first floor. Two further doors give access to the WC and garage.

## Garage 3.01m x 6.11m

The garage benefits from power, water and has florescent lighting. A window faces the side elevation and there is an up and over door. There is a built-in work bench and shelving.

## Bedroom Four/Study 3.71m x 1.03m

With dual aspect windows, this room is exceptionally bright and boasts superb rural views. There are built-in base units and a work desk, a triple light fitting as well as a beige fitted carpet. There is also a central heating radiator.

## Kitchen 2.53m x 5.25m

The generous kitchen has an excellent selection of cream base and wall units with laminate worktops. There is a Neff induction hob, two slide and hide ovens, as well as space for a fridge-freezer and dishwasher. With dual aspect windows, this lovely room also benefits from vinyl flooring and a sink with drainer. An arch leads through to the dining room and a door gives access to the utility room. The kitchen also benefits from a central heating radiator and three triple light fittings.

## WC 0.95m x 2.10m

This tastefully decorated room houses the Worcester Central Heating boiler. A basin has been built into a white vanity unit; there is a WC and a central heating radiator. An opaque window faces the front elevation and there is also a triple light-fitting.

## Top Landing 1.21m x 1.03m

A carpeted stairwell leads up to the first-floor landing where there is a window and a storage cupboard. A door gives access to the fourth bedroom.

## Rear garden

The garden stretches to 3/4 an acre. The rear garden benefits from fencing as well as a drystone dyke boundary. There is a garden shed and a burn flows through the garden. Mature trees and hedging add character to this beautiful home.

## 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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# Yvonne Fitzgerald PROPERTIES

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.