



The Whins, Barrock

Offers Over £365,000



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5 BEDS | 4 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this superb storey and a half executive home which is situated in an elevated position, occupying a generous garden plot to the market. In excellent condition throughout this beautiful property boasts scenic views from every aspect and has a lounge with a large picture window which enjoys an outlook towards the Orkney Islands as well as Dunnet Head. The beautiful lounge benefits from oak flooring and gives access to the stylish kitchen/dining room. This generous room benefits from oak fitted base and wall units with laminate worktops and integral appliances. The bright kitchen gives access to a spacious utility room which boasts plenty of built in storage as well as the W.C. Neutrally decorated throughout, there are also three immaculately presented en suite bedrooms on the ground floor, all with showers, which is ideal for the ever-growing family as well as a beautiful family bathroom. Stairs then lead to the first floor where there are three generously proportioned rooms which incorporate a family lounge and two bedrooms. Due to the layout of the upstairs, these rooms could easily be reconfigured into different uses.

Externally the property benefits from a garage/workshop which extends to 71.55 m2 in size. This is a fantastic addition to the home and also incorporates a cosy wood burning stove which comes in useful when working outdoors. The garage benefits from a workbench as well as wall mounted shelving. This lovely home also benefits from solar panels and oil central heating. There is a gravel wrap around driveway which provides excellent parking for multiple vehicles and the generous garden is also laid mainly to lawn with Caithness flagstone and wooden fencing.

Finished to the highest of standards throughout, this wonderful home must be viewed to appreciate the size, location and quality of accommodation that it has to offer.

Located in Barrock this wonderful home has stunning views and is situated within a short driving distance to Crossroads Primary School and eight miles from the village of Castletown. Castletown also has a primary school, a butcher shop, a convenience store as well as takeaways, a hotel and hairdressers. Dunnet which has a beautiful sandy beach as well as a hotel and is located within a five minute drive away. Thurso the largest town in the county of Caithness is a twenty minute drive away and also has good amenities. Caithness General Hospital and the John O Groats Airport are both a thirty minute car journey away.



Extra Information

Services

School Catchment Area is - Crossroads Primary / Thurso High School

EPC

EPC - C

Council Tax

Band - n/a

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Elevated position with far-reaching coastal views**
- **Immaculate, high-spec finish throughout**
- **Flexible first-floor living space**
- **71.55m² garage/workshop**



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property

Dimensions

Inner Hall 1.09m x 9.39m

Accessed via a UPVC door with glazed panels to each side, the inner hall has neutrally Painted walls and oak flooring. There are three pendant light fittings, a central heating radiator and also chrome sockets. An understairs cupboard provides storage along with a double built in cupboard. Stairs lead to the first floor. Oak doors lead to three bedrooms and the family bathroom.

Kitchen 7.81m x 5.90m

This L-shaped room is of very good proportions and benefits from an oak fitted kitchen with laminate worktops. There is a chrome hob, a single oven and a stainless-steel sink with drainer. There are chrome sockets throughout, oak flooring and dual aspect windows. A two-panel glazed door allows plenty of natural daylight to flood through. There are three triple light fittings, two central heating radiators and a smoke alarm. This room also contains a phone point and enjoys a fabulous outlook over the Pentland Firth. A door gives access to the rear hall.

WC 1.37m x 1.37m

This room benefits from a wall mounted basin as well as a WC. There is a central heating radiator, an extractor fan and a pendant light fitting. Vinyl has been laid to the floor.

En-suite Shower Room 1.68m x 1.80m

This neutrally decorated room has magnolia painted walls and a shower quadrant. The room contains a pedestal sink, a WC and vinyl has been laid to the floor. Coving has been partially fitted to the ceiling. There is a central heating radiator and a pendant light fitting.

Lounge 7.02m x 5.95m

This superb room has a large picture window which boasts panoramic views towards Dunnet Head and the Orkney Islands. The floor is laid with Oak wood and there are two central heating radiators. This room also contains chrome arial, phone and power points. There are two pendant light fittings, a smoke alarm and full height triple windows to the rear elevation. A door gives access to the kitchen.

Utility 3.32m x 2.95m

This L-shaped room is of good proportions and has a cupboard which houses the hot water cylinder. There is a stainless-steel sink with drainer, a wall and base unit as well as a laminate worktop. Vinyl has been laid to the floor. There is a full-height storage cupboard, which houses the central heating boiler. There is also a pendant light fitting, smoke alarm and extractor fan. A door leads to the WC and a UPVC door gives access to the rear garden.

Bedroom One 3.33m x 4.86m

This L-shaped room is of good proportions. The walls are neutrally painted and a carpet has been laid to the floor. There is a central heating radiator, double sockets, a pendant light fitting and a smoke alarm. A window faces the front elevation and a door gives access to the en-suite.

Bedroom Two 3.63m x 3.30m

This double room has magnolia painted walls and a beige carpet fitted to the floor. There are double sockets, a smoke alarm and a pendant light fitting. A window faces the side elevation and a door gives access to an en-suite. This room also has a phone point.

Property

Dimensions

En-suite Shower room 1.69m x 1.78m

This spacious shower room has a white WC, pedestal sink and a shower quadrant. There is a central heating radiator and an extractor fan. Vinyl has been laid to the floor and an opaque window faces the side elevation.

En-suite 1.81m x 2.93m

This en-suite is neutral in décor. Vinyl has been laid to the floor; there is a white WC and pedestal basin. This room benefits from a wall mounted mirror; a shower quadrant and vinyl has been laid to the floor. Coving has been partially fitted to the ceiling; there is a pendant light fitting and also an extractor fan. An opaque window can be found to the side elevation.

Stairwell

A carpeted stairwell leads to the first floor where there is a superb family lounge with a balcony.

Bedroom Four 14.43m x 3.46m

This room is neutrally decorated throughout and benefits from double sockets throughout. There are three triple light fittings, a smoke alarm and also triple aspect windows.

Bedroom Three 4.83m x 3.83m

This front facing room is of good proportions. There are mirrored built-in wardrobes with hanging and shelf space, a pendant light fitting and also double sockets throughout. A carpet has been laid to the floor, there is a central heating radiator, a smoke alarm and also a pendant light fitting. An oak door leads through to another en-suite.

Bathroom 3.65m x 1.97m

This spacious room is well presented and benefits from a shower quadrant and a bath. There is a pedestal sink, a WC as well as a central heating radiator. Vinyl has been laid to the floor. This room benefits from an extractor fan, a pendant light fitting and an opaque window which faces the rear elevation.

Family Lounge 10.09m x 3.47m

This splendid room offers triple aspect views and is immaculately presented. There is a central heating radiator, chrome sockets, an ariel and phone points. Doors give access to two versatile bedrooms.

Bedroom Five 8.51m x 3.48m

This spacious bright room has both a velux and a standard window which offers panoramic views over the countryside. There are two pendant light fittings, double sockets and a smoke alarm. The room also benefits from a central heating radiator.

Property

Dimensions

Garage 5.72m x 12.51m

The garage has an electric roller door as well as a cosy wood burning stove, there is a handy workbench, wall mounted shelves. The garage has both light and power and dual aspect windows. A hardwood door leads to the outside area.

Extra Information

The property benefits from oil central heating and solar panels.

Grounds

The boundary is enclosed by Caithness Flag and wooden fencing. A gravel wrap around driveway provides excellent parking for multiple vehicles. Mainly laid to lawn to the front and rear, this wonderful home is private and offers coastal and scenic views.

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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