



# Stanergill Crescent, Castletown

Offers Over £245,000



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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 which offers family living at its best. This beautiful family home benefits from a spacious and bright family lounge as well as a wonderful sun room which is ideal for larger families. The kitchen is very well presented with an excellent range of solid wood base and wall units with integral appliances as well plenty of space for a table and chairs. The utility room is located beside the kitchen and there is plenty of storage within the bright hall. The lovely family bathroom has a Jacuzzi bath with a shower above and there is also built in white high gloss vanity units. The three double bedrooms are all of good proportions and benefit from generous built in wardrobes. The master bedroom also has a well-presented shower room. The property itself sits in a large corner plot and benefits from a single garage, with a tarmac drive. The garden grounds are very private with the front garden benefiting from hedging, mature trees and a path which leads from the front to the rear. The rear gardens are landscaped and benefit from a garden pond, a greenhouse, a wooden shed, a steel shed and an outside water tap. The gardens are colourful with many varieties of trees hedging and flowers, making this the perfect place to sit and relax in.

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. In Caithness there are various coastal walks, as well as a large variety of outdoor pursuits such as golf clubs, fishing lochs and surfing.



# Extra Information

## Services

School Catchment Area is - Castletown Primary, Thurso High

## EPC

EPC - D

## Council Tax

Band - D

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///increment.groups.finest](https://www.what3words.com/#!/increment.groups.finest)

# Key Features

- **Key Features**



# Property Photos



# Property Photos



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# Property

## Dimensions

### Front Vestibule 0.93m x 1.76m

Accessed via an UPVC door with a glazed panel, the vestibule has been wallpapered and benefits from a flush light fitting. Laminate has been laid to the floor and a door gives access to the inner hall.

### Kitchen 4.20m x 4.91m

The beautifully appointed kitchen has an excellent selection of oak base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, a freestanding cooker, an integral fridge, as well as chrome power points. There is a central heating radiator, two chrome ceiling lights and a heat detector. Ceramic tiles have been laid to the floor and double doors give access to the sun room. A window with roller blinds faces the rear elevation.

### Family Bathroom 3.16m x 3.42m

This beautiful room benefits from a white high gloss vanity unit, which has a built in WC, and basin, as well as a bidet. A focal point within the room is the lovely corner jacuzzi bath which has a shower above. Oak laminate has been laid to the floor and an opaque window faces the front elevation. There is also a central heating radiator.

### Hall 2.57m x 1.75m & 6.56m x 1.00m

This L shaped hall is of good proportions. There are three deep storage cupboards, a central heating radiator, a power point and two flush light fittings. A hatch gives access to the loft void, there is coving and a smoke alarm. Doors lead to the lounge, kitchen, bathroom and three bedrooms. There is also a phone point.

### Lounge 5.79m x 4.20m

This splendid room has a featured papered chimney breast wall and an attractive stone fireplace with an insert electric fire, and Caithness flagstone hearth. There are dual aspect windows with curtains, and a fitted carpet. This spacious room benefits from wall and ceiling lights, coving, as well as a smoke alarm and a ceiling rose. There is a central heating radiator, an aerial point and electrical sockets. This is a light and bright reception room.

### Sun Room 3.73m x 3.67m

This superb room boasts a vaulted ceiling and a beautiful chandelier. There is a smoke alarm, triple aspect windows with blinds and a ceramic tiled floor. A partially glazed UPVC door leads out to the landscaped gardens.

### Utility Room 3.50m x 1.63m

This immaculately presented room benefits from base and wall units with laminate worktops. There is a fridge/freezer, washing machine and dryer. Vinyl has been laid to the floor. A window faces the rear elevation and a partially glazed UPVC door leads outside.

### Bedroom One 2.73m x 3.42m

This room is located to the rear of the home. There are sliding built-in wardrobes with hanging and shelf space, a pendant light fitting and a central heating radiator. Laminate has been laid to the floor, with power points and a window within, which has been dressed with curtains.

# Property

## Dimensions

### Bedroom Two 4.01m x 3.54m

This spacious front facing room boasts a feature papered wall. A carpet has been laid to the floor, there is a central heating radiator, an aerial point and 3 power points. There are also ceiling downlights and a triple light fitting.

### En-Suite 2.66m x 0.85m

Another neutrally decorated room is of good proportions and has been tiled throughout. There is a recessed shower, a WC, and the basin has been built into a beech utility unit. There is a chrome towel ladder radiator, ceiling down light and a mirrored wall mounted cupboard. An opaque window faces the rear elevation.

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### Bedroom Three 3.99m x 3.49m

This neutrally decorated room has been wallpapered. A carpet has been laid to the floor and there is also a built-in overhead bed fitment, along with matching chest of drawers. There is a central heating radiator, double sockets, and a feature papered wall. A window faces the rear elevation. There are mirrored built-in wardrobes and a door leads to the en-suite shower room.

### External

The garden benefits from a greenhouse and a wooden shed.

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## 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**

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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.

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## **Why Choose Yvonne Fitzgerald Properties**

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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.