



x 3.6m. Fitted carpet. Single sockets x2. Pendant light. Picture window (200cm x 117cm) overlooking open countryside, the Pentland Firth and Orkney beyond. N.B. All measurements are approximate. Family Bathroom Dimensions 3.02m x 3.60m (at widest point). Flooring covered by fitted carpet and ceramic tiles. Wall tiling over 2.5 walls. Four piece bathroom suite including Jacuzzi Whirlpool bath with shower spree attachment. Wall mounted heated towel rail. Wall mounted vanity wear and towel ring. Recess ceiling led lighting. Wood clad ceiling. East facing picture window (200cm x 120cm). N.B. All measurements are approximate. Shower Room Dimensions 1.81m x 2.06m. Situated in the middle of the house. Tiled walls. Linoleum flooring. Three piece bathroom suite, including WC, WHB & shower. Shower supported by 1000xt thermostatic shower unit. Fitted, tile fronted, cabinet (53cm x 63cm). Wall mounted towel rail, towel hook and vanity wear. Recess led lighting. Extractor fan. N.B. All measurements are approximate. Utility Room Dimensions are approximately 1.8m x 2m (at widest point). Fitted carpet. Plumbed for washing machine. Central heating boiler. Pendant light. Single socket. Two double fitted cabinets. Two slatted airing shelves. Stainless steel sink with drainer and mixer tap with shower head attachment. Study/Home office/Games room/ Cinema/ Teenagers Retreat/ Music Room Options are boundless for this room. Dimensions 7.10m x 3.56m. Accessed via stairway off the store. Coomed ceiling. Two windows, one facing over the rear garden and the other over the drive and out to Orkney - stunning views! Double sockets x7. Ceiling lights x 5. Fitted wool carpet. N.B. All measurements are approximate. Integral Store Dimensions 3m x 4.1m. Accessed via rear hall. Painted concrete floor. UPVC external door to west-side of the property. UPVC door providing integral access to the double garage. Pine door to workshop. Oak door to office/music room/teenager retreat via stairs. Fluorescent light. Motion sensitive light. Four double sockets. TV aerial cable. Measurements are approximate. Integral Workshop Dimensions 3m x 3.2m. Accessed via store. Painted concrete floor. UPVC door to rear garden. UPVC window. Five double sockets. Fluorescent light x2. Motion sensitive light. Wall mounted open shelves x2. Measurements are approximate. Integral Double Garage Dimensions 5.77m x 7.10m. accessed via store through UPVC door. Painted concrete floor. Window to rear garden. Remote control electric entrance door. Water supplied including hot water via water heater. WHB. Electricity supplied. Double sockets x3 and single sockets x1. Caravan recharge point. Electricity junction box. Fluorescent lights x3. Measurements are approximate. South Facing Garden Walled south-facing rear garden with views over open countryside as far as Morven (graham sized mountain). Garden stocked with a wide mixture of trees, shrubs, herbaceous plants and bulbs providing interest all year round. A completely private space. Accessed via east-side garden, the house via the kitchen and the workshop. Pathed courtyard. Greenhouse sold with house. Pond with goldfish. East Facing Garden Large walled side garden with open countryside views. Garden has a feature border with shrubs and herbaceous plants topped with gravel for ease of maintenance. There is also a number of pine trees and deciduous trees and some pampas grasses too. High wall with galvanised steel gate leads to rear garden. Oil tank is situated in this area tucked behind the high wall. Front of property Conveniently located on the coast road between John O'Groats and Thurso. Walled garden with galvanised steel gates to driveway, space for a number of vehicles. Remote controlled electric door to large double garage. Sitting Room Dimensions 6.15m x 4.68m. Fitted wool carpet. TV socket. Five double sockets. Three wall mounted lights plus 2 ceiling pendants. Patio door (240cm x 205cm), west-facing. Picture window (189cm x 117cm) with views over open countryside, the Pentland Firth and Orkney beyond. Access to Inner Hall and Dining Room. N.B. All measurements are.

020 8128 1730