



Residential Property

Georgesons
Estate Agents

Castleview, North Keiss



The Property

This three bedroom bungalow is well situated in an elevated position offering outstanding panoramic views over Sinclair's Bay, Keiss Castle and surrounding open countryside. On the outskirts of the coastal village of Keiss, approximately 10 miles from the main town of Wick, the property comprises of, lounge, sun room, kitchen/diner, family bathroom and three double bedrooms. Set in approximately 1 acre, the accommodation benefits from solid fuel central heating with uPVC double glazing throughout. The surrounding garden is mainly laid to grass with a brick shed to the rear of the property. A large gravelled driveway offers parking for several vehicles and a large attached outbuilding with vehicular door, power and light. This property would be ideal for those looking for a more rural lifestyle.

The Area

Keiss is a small coastal village some eight miles from Wick with a primary school, hotel post van, and village shop. Wick is one of the two main towns in the County and has a full range of amenities including primary and high schools, recreational professional, medical, banking and shopping facilities. There is an active golf course at Reiss situated close to Reiss beach edging Sinclair Bay. From Wick there are regular bus and rail services to Inverness with connections onwards and from Wick airport there are regular scheduled services to Edinburgh and Aberdeen with connections south, London being approximately two hours flying time. Inverness is approximately two hours



Half glazed uPVC door to –

Porch – 2.03m x 2.25m

Radiator. Two storage cupboards.
Wooden partially glazed door to –

Kitchen/diner – 6.12m x 2.56m

Seven double power points. Radiator.
Telephone connection point. Wall and
base units with stainless steel sink and
drainer. Plumbed for washing machine
and dishwasher. Walk in storage
cupboard. Loft access by hatch. Door
to –

Lounge – 3.87m x 4.51m

Five double power points. Telephone
connection point. Radiator. Closed in
solid fuel fireplace with a wooden
surround and Caithness stone hearth.
Door accessing hall. Door to –

Sunroom – 2.01m x 3.36m

Double aspect. One double power
point. Radiator. Half glazed uPVC
door to front of property.



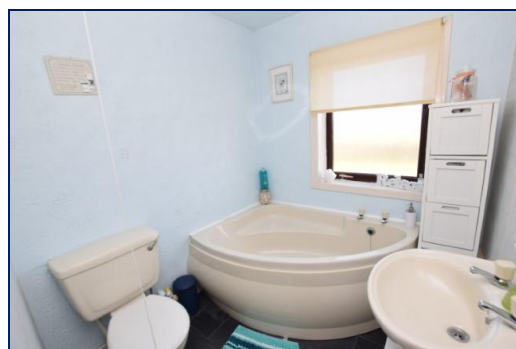
Hall – Accessing bedroom, shower
room, bathroom. One double power
point. Radiator. Loft access by hatch.

Shower room – 2.67m x 1.13m

Electric shower. Extractor fan. Tiled
floor.

Bathroom – 2.62m x 1.87m

Suite consisting of WC, wash hand
basin, bath. Extractor fan.



Bedroom 1 – 2.80m x 3.00m

Two double power points. Radiator.

Bedroom 2 – 2.77m x 3.14m

Two double power points. Radiator.

Bedroom 3 – 3.80m x 3.87m

Three double power points. Radiator.
Loft access by hatch.

Garage – 12.60m x 6.60m

Power and lights. Double wooden garage doors and pedestrian door.

Garden – Large surrounding garden laid mainly to lawn. Small wood area. Off road parking for several vehicles. Paved patio area. Garden shed.

Postcode – KW1 4XF

Council Tax – Band B EPC – D57

Price – Offers over £185,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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