



**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Viewfirth**

EAST END, DUNCANSBY, JOHN O'GROATS, KW1 4YS



# THE LOCATION

DUNCANSBY  
JOHN O'GROATS



DUNCANSBY HEAD LIGHTHOUSE & JOHN O GROATS HOTEL.



Living in this area you will enjoy the coastal walks, wildlife and local outdoor pursuits such as fishing, cycling horse riding and site seeing with the many historic landmarks including Mey Castle. A short car journey away is the town of Wick where there are numerous shops including a supermarket, restaurants, a hospital and an airport. Schooling for both primary and secondary schooling is nearby and the property is close to bus routes.

John O' Groats is undoubtedly one of the best-known places in Scotland, and every year this North-East tip of Caithness sees a procession of "End-to-Enders" making the long journey to Land's End. John O' Groats itself is very much a focal point for tourism, and the village boasts two hotels and a guest house, a campsite, numerous B&B establishments and a number of craft shops and studios. As well as being a destination in its own right, it is also a springboard for trips across the Pentland Firth via the famous Short Sea crossing to Orkney.



# THE PROPERTY

VIEWFIRTH  
EAST END



Viewfirth is set in over one acre of grounds and requires a degree of upgrading and modernisation, this property offers the opportunity for the new owners to redesign the layout, to upgrade or add an extension with the relevant planning which would result in a stunning home set in a beautiful area with uninterrupted views to the north. The property also has a large outbuilding which provides a large store and workshop.

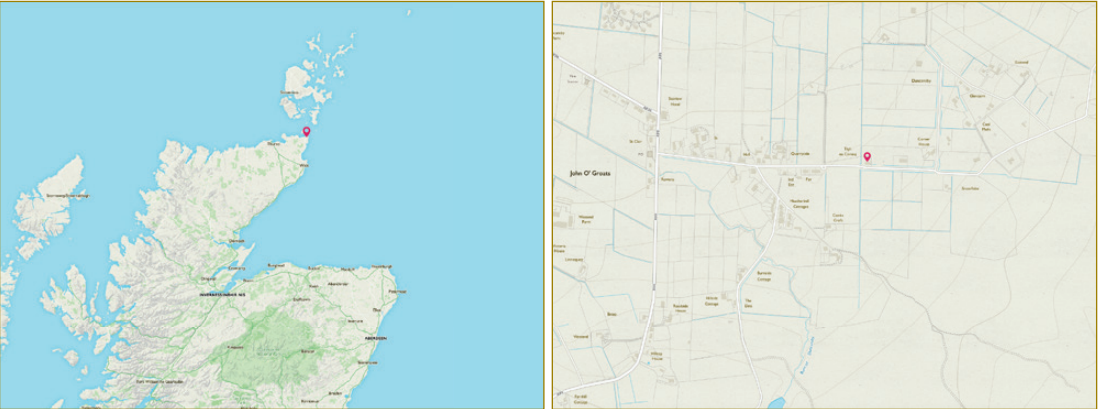
The property comprises of an entrance hall, main lounge with multi fuel stove, sitting/public room, sun room, large kitchen with ample base and wall units, three piece bathroom and separate WC. On the first floor, there are two large double bedrooms and a WC. The property benefits from excellent storage throughout.

To the outside, the property and gardens have beautiful views of the ever changing country, sea and islands. The grounds are a mixture of shrubs, hedging, plants and grass, although overgrown it provides great outdoor space and with a bit of effort could easily be returned to the beautiful gardens it once was. There are areas of hard standing which would accommodate further out buildings.



# THE PROPERTY

BEDROOMS  
AND BATHROOMS



## FLOOR PLAN, LOCATION AND DIMENSIONS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.83m (15'10") x 3.80m (12'6")
Kitchen	5.90m (19'4") x 2.80m (9'2")
Public Room	3.80m (12'6") x 3.30m (10'10")
Sun Room	3.80m (12'6") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.60m (11'10")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Bathroom	2.30m (7'7") x 1.94m (6'5")
WC	1.90m (6'3") x 1.90m (6'3")
WC	2.04m (6'9") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>) - 115m<sup>2</sup>

EPC Rating - F

Extras (Included in the sale): Double glazed, multi fuel stove, excellent parking space, all floor coverings, blinds and curtains are included where applicable.



# VIEW TOWARDS JOHN O GROATS



  
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Part  
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Text and description  
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Professional photography  
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Designer