



**McEwan Fraser Legal**

Solicitors & Estate Agents

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St. Clair Cottage

CASTLETOWN, THURSO, HIGHLAND, KW14 8UA



ST. CLAIR COTTAGE

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The village of Castletown is located between Thurso (5 miles) and Wick (15 miles) and has a number of shops, restaurants and a hotel. The property is a stone's throw from the local primary school with senior pupils attending Thurso High School.

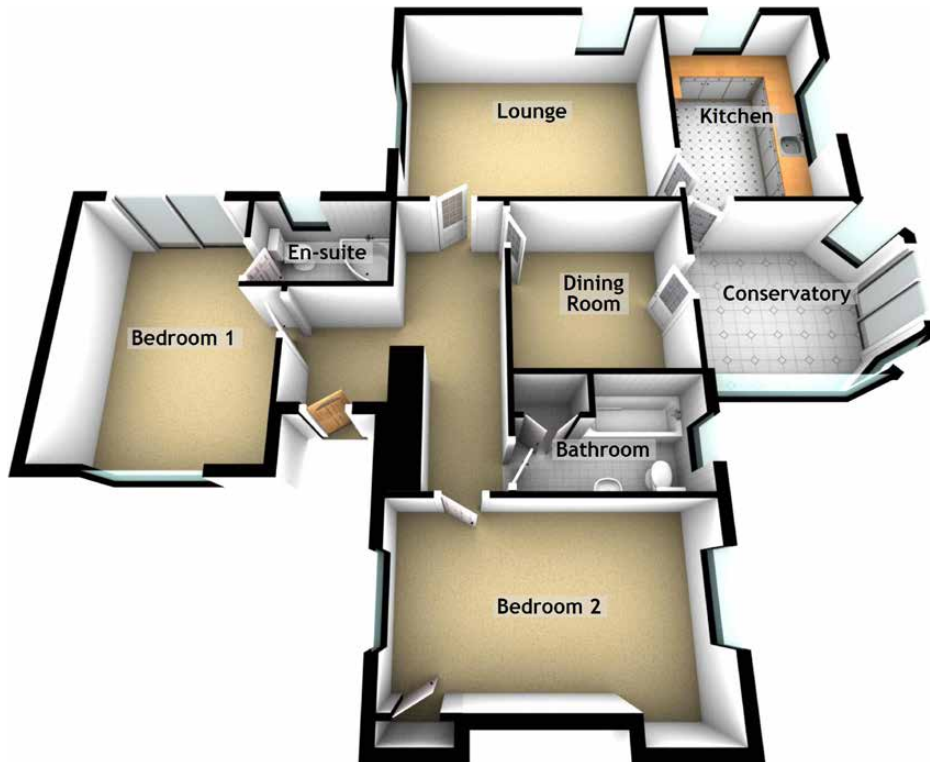
Thurso itself has many facilities including a health centre, dentist, shops, hotels, restaurants, supermarkets and a railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available. The University of the Highlands & Islands (UHI) offers many further education opportunities in both Wick & Thurso. Dunbar Hospital, Thurso and Caithness General Hospital located in Wick, both offer a large range of medical services to the surrounding area.

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this spacious two-bedroom bungalow. The property does require an element of upgrading and improvement to bring it up to contemporary standards.

The accommodation consists of entrance hallway, lounge with open-fire, breakfasting kitchen (including fridge freezer, tumble dryer and washing machine), two bedrooms (one with en-suite shower), large conservatory and family bathroom. The property also benefits from oil-fired central heating and double-glazing.

The property is set in generous garden grounds which is mainly laid to lawn and is accessed via a private shared drive. This property would make a great first-time purchase, and given a bit of love and attention, a great home.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.90m (9'6")
Dining Room	3.00m (9'10") x 2.90m (9'6")
Conservatory	3.50m (11'6") x 3.00m (9'10")
Bedroom 1	4.50m (14'9") x 3.50m (11'6")
Bedroom 2	4.80m (15'9") x 3.20m (10'6")
Bathroom	2.90m (9'6") x 1.80m (5'11")
En-suite	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 128m²

EPC Rating: F

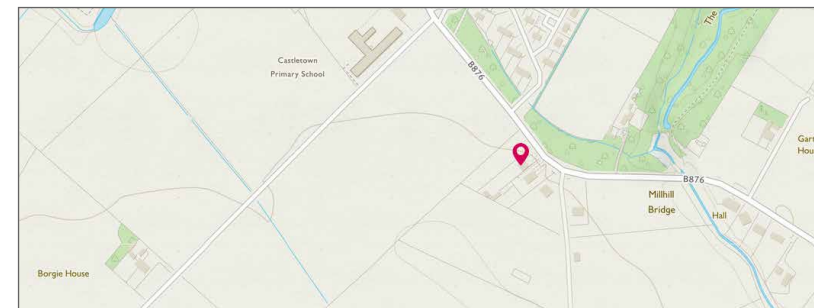


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