



TRAILL COURT, CASTLETOWN

A New Development Of 8 Courtyard Homes



Trail Court offers a unique opportunity to purchase a new home conveniently situated in the centre of the historical flagstone village of Castletown. With a community forest, flagstone trail and harbour all within easy walking distance and the two mile long Dunnet beach close by, these homes offer modern living in a rural location.

This courtyard development of just eight, energy efficient, low maintenance, 2-bedroom flats and houses, is traditionally styled and finished to a high standard throughout. Features include natural timber external cladding, double glazed white PVCu windows and entrance doors, electric powered central heating system, stylish kitchen and moulded pine facings and skirtings.

The accommodation comprises vestibule/hallway, lounge, fully fitted kitchen and either one single/one double bedroom (flats) or two double bedrooms (houses) and bathroom. Outside, there is a communal, hard landscaped, courtyard with clothes driers and bin store. These properties are being sold with the benefit of a 10 year NHBC 'Buildmark' warranty.

Indicative Price: from £69,500

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Ground Floor Flats

Entrance Lobby

Entered by a 'cottage' style door, with letter box, it incorporates a radiator, power point, two-way switched central ceiling light point and switch to the outside security light.

Lounge / Diner - 4185mm x 3150mm (13'9" x 10'4")

Accessed by a 4 panel half glazed clear glass oak door. It incorporates a radiator, three double power points, television aerial and satellite points, telephone point and central ceiling light point. There is a window overlooking the courtyard.

Kitchen - 2905mm x 2305mm (9'6" x 7'7")

Accessed off and partially open to the Lounge / Diner it features a fully fitted, Ashley Ann 'Fusion' design, gloss laminate, kitchen comprising a comprehensive range of base and wall units with integrated built-under oven, hob extractor hood and inset sink top. Spaces are provided for a fridge and washing machine. It also incorporates three double power points (in addition to remote switches for appliances) and central ceiling fluorescent lighting point. The kitchen also contains the hot water cylinder cupboard. There are two windows to maximise daylight.

Inner Hall

Incorporating a two-way switched central ceiling light point and power point, it provides access to a store and:

Bedroom 1 - 3050mm x 3005mm (10'0" x 9'10")

Features a built-in wardrobes with full length shelf / hanging rail and gold effect framed, safety backed, sliding mirror doors. It also incorporates a radiator, three double power points and a central ceiling light point. There is a window overlooking the courtyard.

Bedroom 2 - 2600mm x 2050mm (8'6" x 6'9")

Features a built-in wardrobe with full length shelf / hanging rail and gold effect framed, safety backed, sliding mirror doors. It incorporates a radiator, two double power points and a central ceiling light point. There is a window to one side.

Bathroom - 1990mm x 1820mm (6'6" x 6'0")

Features a modern white suite comprising bath, washbasin on pedestal and close coupled wc with tiled splashbacks to the bath and washbasin. It incorporates a heated towel rail, shaver point and central ceiling light point. There is an obscure glazed window.

First Floor Flats

Entrance

Entered by a 'cottage' style door, with letter box, it incorporates a radiator, power point, two-way switched central ceiling light point and switch to the outside security light. Stairs lead directly to the first floor landing and access to:

Lounge / Diner - 4185mm x 3150mm (13'9" x 10'4")

Accessed by a 4 panel half glazed clear glass oak door. It incorporates a radiator, three double power points, television aerial and satellite points, telephone point and central ceiling light point. There is a window overlooking the courtyard.

Kitchen - 2905mm x 2305mm (9'6" x 7'7")

Accessed off and partially open to the Lounge / Diner it features a fully fitted, Ashley Ann 'Fusion' design, gloss laminate, kitchen comprising a comprehensive range of base and wall units with integrated built-under oven, hob

extractor hood and inset sink top. Spaces are provided for a fridge and washing machine. It also incorporates three double power points (in addition to remote switches for appliances) and central ceiling fluorescent lighting point. The kitchen also contains the hot water cylinder cupboard. There are two windows to maximise daylight.

Bedroom 1 - 3050mm x 3005mm (10'0" x 9'10")

Features a built-in wardrobes with full length shelf / hanging rail and gold effect framed, safety backed, sliding mirror doors. It also incorporates a radiator, three double power points and a central ceiling light point. There is a window overlooking the courtyard.

Bedroom 2 - 2600mm x 2050mm (8'6" x 6'9")

Features a built-in wardrobe with full length shelf / hanging rail and gold effect framed, safety backed, sliding mirror doors. It incorporates a radiator, two double power points and a central ceiling light point. There is a window to one side.

Bathroom - 2040mm x 1820mm (6'8" x 6'0")

Features a modern white suite comprising bath, washbasin on pedestal and close coupled wc with tiled splashbacks to the bath and washbasin. It incorporates a heated towel rail, shaver point and central ceiling light point. There is an obscure glazed window.

Two Storey Houses

Ground Floor

Hallway

Entered by a recessed 'cottage' style door, with letter box, it incorporates a radiator, power point, two-way switched central ceiling light point and switch to the outside security light. Stairs, with turned balusters and cupboard below, lead to the first floor. There is a window by the front door and direct access off the hallway to:

Toilet - 2225 x 1100mm (7'4" x 3'7")

Features a modern white suite comprising wall mounted washbasin (with tiled splashback) and close coupled wc, with the option for a recessed (wet wall lined) shower with folding glass door and instantaneous 9kw electric shower, at an additional cost of £970. It incorporates a heated towel rail and central lighting point.

Lounge - 4240mm x 3790mm (13'11" x 12'5")

Accessed by a 4 panel half glazed clear glass oak door. It incorporates a radiator, three double power points, television aerial and satellite points, telephone point and central ceiling light point. There are windows to front and side, in three of the houses and a double size window in the other house, to maximise daylight.

Kitchen / Diner - 4240mm x 2700mm (13'11" x 8'10")

Features a fully fitted, Ashley Ann 'Fusion' design, gloss laminate, kitchen comprising a comprehensive range of base and wall units with integrated built-under oven, hob extractor hood and inset sink top. Spaces are provided for a fridge and washing machine. It also incorporates three double power points (in addition to remote switches for appliances) and central ceiling fluorescent lighting point. There is a window at one end.

First Floor

Landing

Incorporates a power point and two-way switched central ceiling light point. It provides direct access to a hot water cylinder / linen cupboard and:

Bedroom 1 - 4265mm x 3790mm (14'0" x 12'5")

Features two built-in wardrobes with full length shelf / hanging rail and gold effect framed, safety backed, sliding mirror doors. It incorporates a radiator, three double power points and a central ceiling light point. There are windows to front and side, to maximise daylight.

Bedroom 2 - 4265mm x 2700mm (14'0" x 8'10")

Features a built-in wardrobe with full length shelf / hanging rail and gold effect framed, safety backed, sliding mirror doors. It incorporates a radiator, three double power points and a central ceiling light point. There is a window at one end.

Bathroom - 2225mm x 1820mm (7'4" x 6'0")

Features a modern white suite comprising bath, washbasin on pedestal and close coupled wc with tiled splashbacks to the bath and washbasin. It incorporates a heated towel rail, a shaver point and central ceiling light point. There is an obscure glazed window to one end.

Outside

The development is surrounded by public footpaths and there is ample off-street parking in the adjacent Council car park. The courtyard is hard landscaped and contains communal clothes driers and a bin store.

Management

Owners automatically become members of a properly constituted residents association, which manages the property, with buildings insurance premiums and external maintenance / repair costs being shared proportionately.

General**Entry**

By arrangement

Viewing (If Built)

By appointment. Please telephone 01955 641303.

Price

Indicative: From £69,500.

Location

Castletown is one of the larger villages in Caithness and situated approximately 5 miles from Thurso and 15 miles from Wick. Buses to both Thurso and Wick pass the door and the village hosts a medical practice, primary school, convenience store, hotel, garage and hairdressers. From both Thurso and Wick there are regular bus and rail services south to Inverness and beyond. And, Wick airport offers scheduled flights to Aberdeen and Edinburgh from where links to other UK and international destinations are available. Inverness is a 2 hour drive (approx) by car. Additionally, both Thurso and Wick host national shopping outlets together with full professional, medical and educational facilities. For further information about the area go to: www.caithness.org.

Disclaimer: This information is provided solely for the convenience and guidance of interested parties. It neither constitutes nor forms any part of a contract. All measurements are approximate. Intending purchasers need to satisfy themselves concerning the accuracy of this information on their visit to the property.

[Google Map:

<http://maps.google.co.uk/maps?hl=en&ie=UTF8&ll=58.593082,-3.390409&spn=0.001974,0.003621&t=h&z=18>]