



Ferry Louper, 17 Wolfburn Road, Scrabster, KW14 7UY  
**FOR SALE – Offers over £200,000**



## Ferry Louper, 17 Wolfburn Road, Scrabster, KW14 7UY

- Bright and spacious
- Wooden internal doors
- Double glazed windows & external doors
- Multi fuel stove
- Off street parking to the front
- Garage to the side
- Oil central heating
- PV Battery box & Solar panels

Ferry Louper is a linked detached, 3 bed property, situated in a popular residential area of Scrabster. The property is within walking distance of Scrabster beach and harbour, Thurso town centre and associated local amenities.

The property benefits from built in wardrobes in 2 of the bedrooms, a conservatory and a garage. There is an added extra of a Soonen PV Battery box located in the garage, this collects energy from the solar panels and provides electricity to the property through the night.

We strongly recommend viewing to see the full potential this property has to offer.



### Entrance hallway

The main entrance to the property is from the front, through a UPVC privacy glazed external door. This space has been fitted with carpet flooring and a storage cupboard.

### Kitchen

This bright kitchen has been fitted with ample modern floor and wall units, a stainless steel sink and drainer, a cooker with extractor above and wood effect vinyl flooring. Access to the garage is through a wooden fire door, to the back of the kitchen.

### Sitting/dining room

This open plan style sitting/dining room can be accessed from the entrance hallway and the kitchen through glass panel doors. The sitting room benefits from a feature multi fuel stove with decorative surround. It has been fitted with carpet flooring that flows through from the hallway. The sitting room area benefits from a large window, overlooking the garden, providing excellent light.



## Conservatory

Accessed through UPVC glass sliding doors from the dining room area, this large conservatory has been fitted with carpet flooring. The rear garden can also be accessed through a UPVC glass sliding door.

## Downstairs WC

The property benefits from a downstairs WC that has been fitted with vinyl flooring, WC, sink and extractor fan.

## Stairs and top hallway

Both stairs and top hallway have been fitted with carpet flooring, which flows from the downstairs hallway. Window to the front elevation and storage cupboard that houses the water boiler.

## Bathroom

This large bathroom is a four piece suit comprising of WC, wash hand basin, jacuzzi bath with handheld shower attachment and a separate shower cubicle, fitted with an electric shower, an extractor fan and wood effect vinyl flooring. There is a UPVC privacy glazed window to the front elevation.

## Bedroom 1

Large double bedroom situated at the rear of the property, fitted with a double wardrobe with mirrored sliding doors and carpet flooring.

## Bedroom 2

Situated to the rear of the property, fitted with a wardrobe with mirrored sliding doors and carpet flooring. The loft hatch is also located in this bedroom.

## Bedroom 3

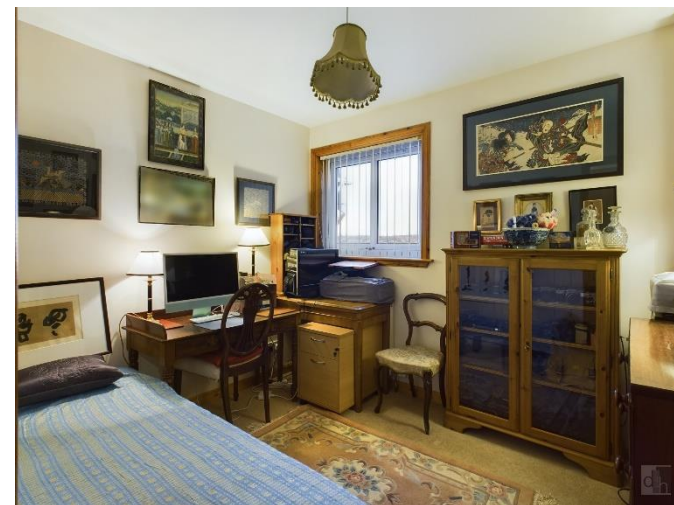
This bedroom is situated towards the front of the property and has been fitted with carpet flooring.

## Garage

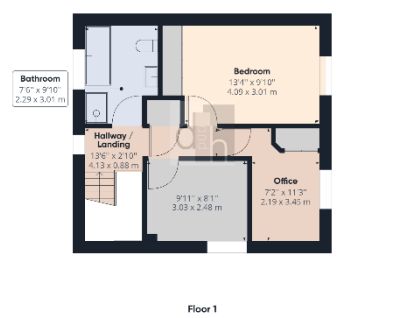
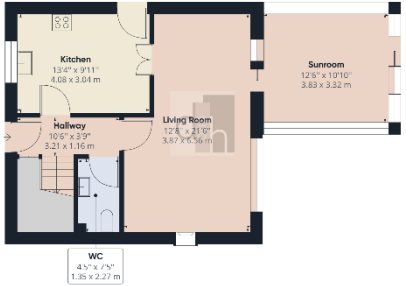
The garage can be accessed from the kitchen and also from the front of the property through a single, remote controlled garage door. An pedestrian door is also fitted, providing access to the rear garden. The garage has been fitted with plumbing for a washing machine, lights, electric, oil boiler and a Sonnen PV Battery box.

## Outside

There is off street parking to the front, with a ramp leading up to the front door. The rear garden is mainly laid to lawn, with a border of cut back trees and bushes, a path leading to the garage and steps up to the conservatory door. The oil tank is also situated in the rear garden.



# Floor Plan



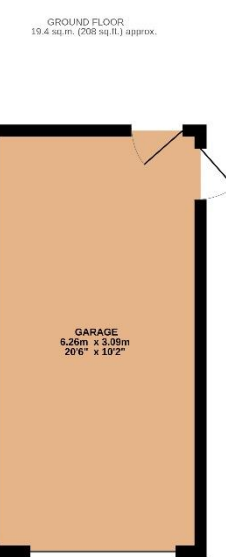
**Approximate total area<sup>(1)</sup>**

1084.81 f<sup>2</sup>  
100.78 m<sup>2</sup>

(1) Excluding balconies and terraces

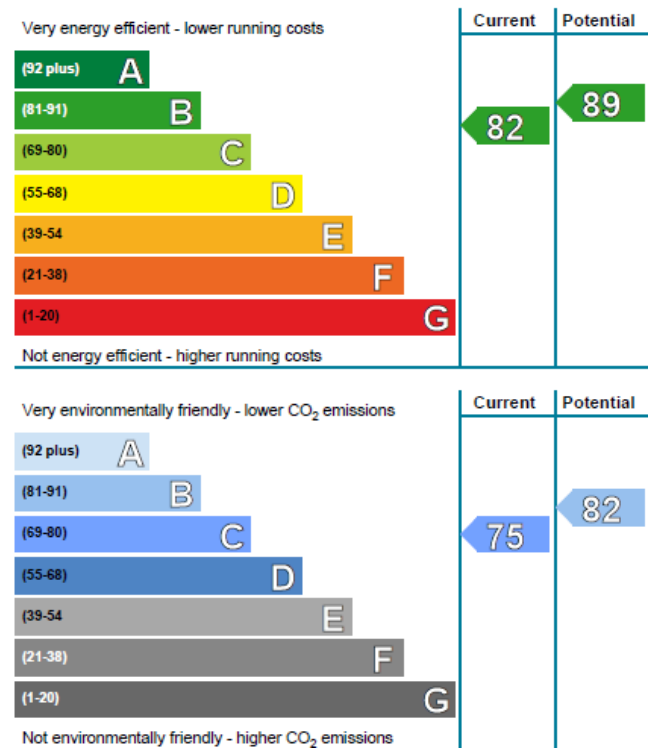
While every attempt has been made to ensure accuracy, all measurements are approximate. See the notes. This floor plan is for illustrative purposes only.

© GRAFFEE340



TOTAL FLOOR AREA: 19.4 sq.m. (208 sq.ft.) approx.  
MEASUREMENTS ARE APPROXIMATE. SEE THE NOTES. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.  
© GRAFFEE340

# EPC



## COUNCIL TAX

The subjects are in Band D. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

## ENERGY PERFORMANCE RATING

The property has an energy rating of band B.

## SERVICES

Mains electricity, water & drainage.

## FIXTURES AND FITTINGS

Floor coverings and window coverings are included in the sale price.

## PRICE

Offers over £200,000 are invited.

## VIEWING

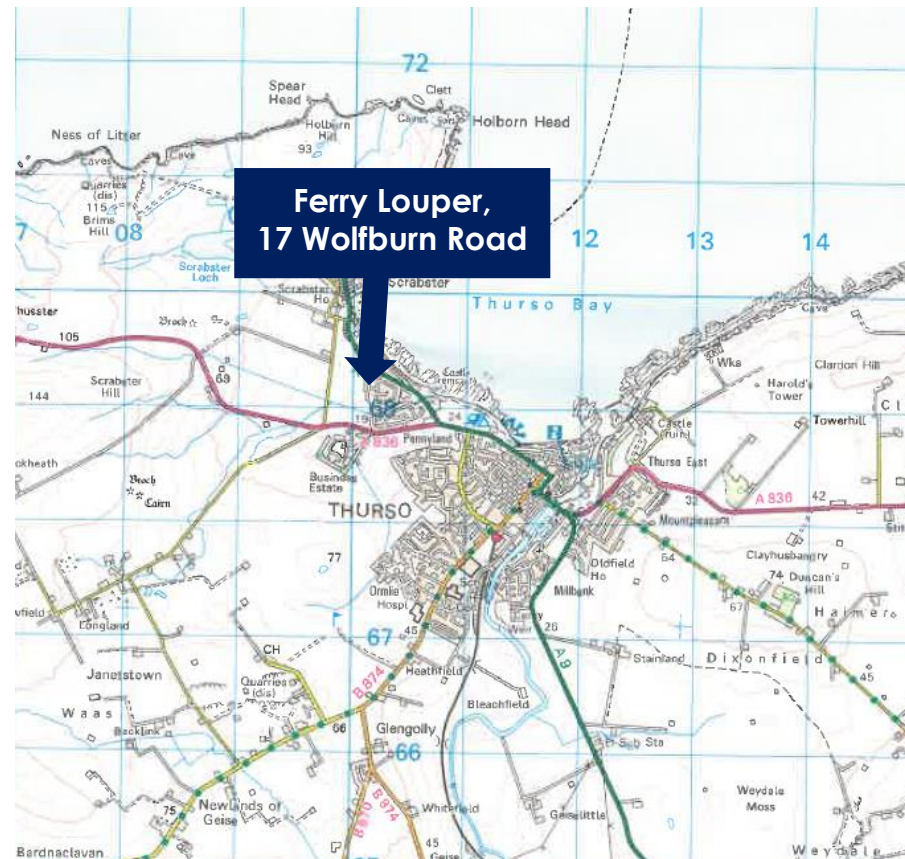
All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01847 894 379

**Fax:** 01856 872 483

**Email:** [hello@dandh.co.uk](mailto:hello@dandh.co.uk)

**\*All viewings are conducted at the viewers own risk.**



© OpenStreetMap contributors – [www.openstreetmap.org](http://www.openstreetmap.org)  
This map is made available under the Open Database Licence

NOTES - These particulars have been prepared following inspection of the property on the 06 March 2020 and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.