

## 8 Seaforth Place, Dunnet



**Offers over £64,000**

Semi-detached bungalow located in the popular village of Dunnet. Accommodation comprises of: Porch, hall, 2 bedrooms, lounge/diner, kitchen, family bathroom and boiler room. Ideal property for a first time buyer, buy to let or as a holiday home. Gardens to front and rear and lovely countryside views. Oil central heating and double glazed throughout. Energy efficiency rating: E

- 2 Bedrooms
- Semi-detached bungalow
- Oil central heating
- Double glazed
- Secure garden
- Garden shed
- Countryside views
- Ideal first time buy property
- Viewing highly recommended
- Energy efficiency rating: E

 **Property Sales**

 **Market Valuations**

 **Pre-Sale Consultancy**

Pollards Estate and Letting Ltd  
Trading as Pollards Estate and Agents  
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# Accommodation

Enter the property via a small porch that leads in the hall. There are two built in hall cupboards and doors lead off to the lounge/diner, bedrooms 1 and 2, kitchen and family bathroom.

The lounge/diner has a dual aspect with large windows looking out to the front and rear gardens. This gives the room plenty of natural daylight and an airy feel. An open fireplace makes a lovely focal point to the room. There is space for a sofa and easy chair plus dining table to sit at least four people.

The kitchen is fitted with wall and floor cupboards and cooker extractor hood. There is space for a fridge/freezer, cooker and washing machine. The room is half tiled and has linoleum flooring. A large window looks over to the rear garden making the room light. A door leads from the kitchen into a small hall with a built in cupboard and onto the rear door into the garden.

Bedroom 1 and 2 both have windows overlooking the front garden and countryside views. Both well-proportioned rooms, each having space for a double bed, side tables and dressing table. Bedroom 2 has an open fire place.

The family bathroom has a three piece white porcelain suite. A window overlooking the rear garden gives natural daylight and ventilation to the room. Linoleum flooring.

Outside the front and rear gardens are laid to lawn with a low wall / fence surround making it a secure area. The boiler room which also has storage space can be accessed from the rear garden. There is a wooden garden shed at the side of the property and ample parking space next to the rear garden.

All carpets and curtains are included in the sale.



<b>Entrance Porch:</b>	<b>3' 11" x 3' 4" (1.2m x 1.02m)</b>
<b>Hall:</b>	<b>17' 9" x 8' 7" (5.42m x 2.61m)</b>
At its longest and widest	
<b>Lounge/Diner:</b>	<b>19' 9" x 10' 9" (6.02m x 3.27m)</b>
<b>Kitchen:</b>	<b>10' 10" x 7' 1" (3.29m x 2.16m)</b>
<b>Bedroom 1:</b>	<b>13' 3" x 8' 10" (4.03m x 2.69m)</b>
At its longest and widest	
<b>Bedroom 2:</b>	<b>14' 2" x 9' 2" (4.33m x 2.79m)</b>
<b>Family Bathroom:</b>	<b>7' 0" x 5' 11" (2.14m x 1.81m)</b>



**Asking Price** in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

**Entry** By arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk)

**Mortgage Information.** Please ring us to discuss your requirements.

**Valuation:** If you would like a Free, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollards Estate and Letting Ltd or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.

## Ground Floor



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