

Four Winds , Scotscaider



Offers in the Region Of £143,000

A unique 2 or 3 bedroom detached bungalow with stunning 360 degree countryside views. Only 5 miles to the nearby village of Halkirk and 8 miles to Thurso. The property comprises of: Porch, kitchen, lounge, 2 bedrooms, reception room which could be a 3rd bedroom, bathroom, conservatory, garage, workshop and stable. It has a large, attractive wraparound garden with driveway. Gas central heated and double glazed throughout. Energy efficiency rating: G

- 2 or 3 bedrooms
- Detached bungalow
- Large kitchen
- Double glazed
- Built in generator
- Gas central heating
- Double garage & outbuildings
- Stunning 360 degree views
- Recommended viewing
- Energy Efficiency Rating: G

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Accommodation



Enter the property via a porch that has a glazed door, tiled floor, radiator and window. An ideal room for hanging coats and boots. The porch leads directly into the kitchen.

The kitchen is a well proportioned room with 2 large windows looking out into the garden and surrounding countryside whilst admitting plenty of natural daylight and ventilation to the room. It has fitted floor and wall units, tiled splash back, space for a washing machine, tumble drier, fridge and cooker. There is also space for a table and seating for 6 people.



The bright hall leads from the kitchen and gives access to bedroom 3, bathroom and lounge. From the lounge you gain access to the conservatory, bedroom 2 and a reception room which could be used as bedroom.

The lounge is well proportioned and has a window looking out to the rear of the property and surrounding countryside. It has plenty of natural daylight from the window and the two glazed doors making the room bright and airy. There is a gas fire with back boiler and space for a 2 seater sofa and armchairs.



Bedroom 3 is a large room with a window overlooking the front of the property making the room bright. It has a frosted, glazed door and has space for a double bed, side tables and wardrobe.

The bathroom has a modern 3 piece white porcelain suite, separate electric shower cubicle, shaver socket, shaving light, storage cupboard and is wet walled throughout. There is a frosted window which allows ventilation and light into the room.

Leading from the lounge, there is access to a small hallway with doors to bedroom 2, reception room and conservatory.



Bedroom 2 has a frosted glazed door and window overlooking the front of the property making the room light. There is space for a double bed, side tables, wardrobe and dressing table.

The well proportioned reception room could be easily converted into a bedroom. It has two windows overlooking the side and rear of the property and outstanding views. It is bright and airy and decorated in a neutral style. If it was a bedroom there would be space for a double bed, side tables, wardrobe and dressing table. As a reception room there is space for a 2 and 3 seater sofa.

The large conservatory is double glazed and has a tiled floor. It is bright and airy which benefits from views of the rear garden and stunning surrounding countryside. There is space for a 2 seater sofa or a table and seating for 4 people.



Outside there is a very spacious outbuilding that incorporates a double garage with an 'up and over door' and a massive workshop. Another smaller outbuilding that was originally a stable with cobbled floor is used for storing garden materials. A wooden shed is located to the side of the house for more storage.

The property has a wrap around garden that has stone walls and a gated drive that allows for plenty of parking. The garden is laid to lawn and has flower beds and shrubs. Excellent views of Morven and Maidens Pap and surrounding countryside.

There is a built in generator to guarantee no interrupted power supply if a rare power cut occurs. Carpets, blinds and curtains included in the sale.

Entrance Porch:	5' 0" x 4' 3" (1.53m x 1.3m)
Kitchen:	16' 9" x 10' 8" (5.1m x 3.26m)
Bathroom:	9' 1" x 5' 8" (2.76m x 1.72m)
Lounge:	15' 6" x 12' 9" (4.73m x 3.88m)
Bedroom 1 / Reception Room:	15' 3" x 12' 3" (4.65m x 3.74m)
Bedroom 2:	11' 4" x 9' 7" (3.46m x 2.93m)
Bedroom 3:	12' 8" x 11' 7" (3.87m x 3.53m)
Conservatory:	8' 10" x 8' 2" (2.7m x 2.49m)
Workshop / Garage:	44' 3" x 22' 4" (13.5m x 6.81m)
Stable:	16' 5" x 12' 7" (5m x 3.84m)
Shed:	6' 1" x 5' 6" (1.85m x 1.68m)

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

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.



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