

## Seacrest , Skerray



### Offers Over £75,000

Seacrest is a fabulous 4 bedroom detached bungalow with a “million dollar view”, it boasts views over the beach & ocean as well as the surrounding country side. The property has great potential and has been turned into a blank slate with having a neutral theme throughout. Accommodation comprises of Porch, Hallway, Living Room, Dining Room, Area ready for choice of Kitchen, Bathroom and 4 bedrooms on the ground floor and upstairs there are a further 2 large converted loft areas as well as a room that currently holds the water tank, this was previously used as a storage room but could easily serve as a second bathroom/WC. Most of the floor coverings in the property have been removed but there is linoleum in the kitchen and laminate in bedrooms 3 & 4. There is a garden area to the front, rear and side of the property. The property is Oil central heated and has a brand new boiler installed.

Energy Efficiency Rating: E

- 4 Bedrooms
- Sea & Countryside views
- Detached Bungalow
- Converted Loft Space
- Quiet Rural Setting
- Fully Enclosed Garden
- Open Fireplace
- Oil Central Heating
- Viewings Essential
- Energy Efficiency Rating: E

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Pollards Estate and Letting L  
Trading as Pollards Estate and  
Agents  
2 Princes Street  
Thurso  
Caithness  
KW14 7BQ  
Tel: 01847 698242  
E: [info@pollardproperty.co.uk](mailto:info@pollardproperty.co.uk)  
[www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

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# Accommodation

You can enter the property either by the front door through the porch or the back door that leads straight into what used to be the kitchen space. The porch has ceiling to floor windows on both sides as well as a glass sliding door, there is also a window that looks into the living room. From the porch a glazed door leads into the hallway which extends the length of the house from here you can access all the downstairs rooms as well as the staircase to the converted loft space.

The spacious lounge has 3 windows giving views of the ocean as well as the surrounding country side and its main focal point is an open fire place, this does have a back boiler attached to it, the suit seen in the photos do come with the property.

To the rear of the property there is what used to be the kitchen, although the units have been removed the room still has all the plumbing and electrical points for it to serve as a kitchen again. However this blank slate gives the buyer the fantastic opportunity to either keep it as a kitchen or alternatively it could be used as a utility room if one or more of the downstairs bedrooms were to be converted into a kitchen area.

The bedrooms are all suitably sized for double beds, bedrooms 1 & 2 have views over the seafront, bedroom 3 has partial sea views as well as views over the hills and bedroom 4 has views to the rear of the property.

The property has a separate dining room between the kitchen and living room which has views to the side of the property to the countryside and hills.

Upstairs the loft has been converted into two spacious rooms as well as a smaller room that currently holds the water tank. Loft room 2 has particularly nice views over the bay and surrounding areas.

Seacrest is surrounded with a garden which is mostly laid to grass, it has a pathway that encircles the property and leads down to the gate at the front for access, there is a small brick built shed for tools at the rear.



**Entrance Porch: 5' 1" x 4' 9" (1.56m x 1.44m)**

**Hallway: 21' 9" x 2' 9" (6.62m x 0.85m)**

**Hallway by Stairs: 10' 5" x 6' 11" (3.17m x 2.11m)**

**Living Room: 15' 4" x 12' 9" (4.68m x 3.88m)**

**Dining room: 11' 0" x 10' 3" (3.36m x 3.12m)**

**Kitchen: 14' 10" x 7' 11" (4.52m x 2.42m)**

**Bathroom: 7' 4" x 7' 1" (2.23m x 2.17m)**

**Bedroom 1: 10' 4" x 9' 9" (3.16m x 2.96m)**

**Bedroom 2: 11' 8" x 10' 3" (3.56m x 3.13m)**

**Bedroom 3: 10' 4" x 9' 11" (3.14m x 3.03m)**

**Bedroom 4: 9' 4" x 7' 4" (2.84m x 2.24m)**

**Loft room: 17' 8" x 11' 6" (5.39m x 3.50m)**

**Loft room 2: 15' 5" x 11' 6" (4.71m x 3.51m)**

**Storage Room: 11' 7" x 6' 0" (3.52m x 1.84m)**



**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.

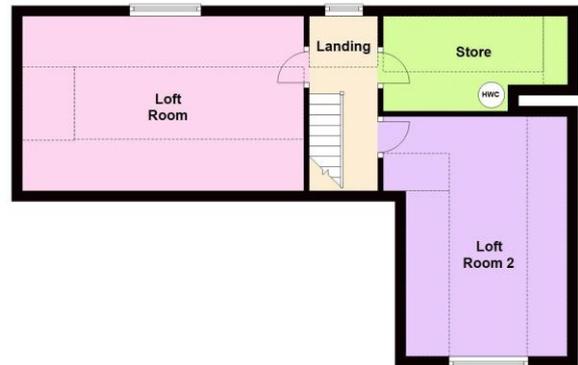
**Valuation:** If you would like a **Free**, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

**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 I & D Pollard 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



First Floor



2 Princes Street,  
Thurso, Caithness

KW14 7BQ

Tel: 01847 698242

Fax: 01847 891887

[info@pollardproperty.co.uk](mailto:info@pollardproperty.co.uk)

[www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)