

## Kittiwake Cottage Mey

Offers over  
**£235,000**



- 3 Bedrooms
- Detached garage
- Sea & country views
- Detached bungalow
- Sun lounge
- Turn key property

A modern 3 bedroom bungalow with a large detached garage, set within a wraparound garden. It has stunning countryside and sea views and is surrounded by private estate lands. The property is located ½ mile from the pretty Mey village which is famous for the late Queen Mother's residence, the Castle of Mey.

The property comprises of a porch, hall, lounge, sun lounge, kitchen/diner, utility room, bathroom, 3 bedrooms with one having a shower en-suite.

It is in walk in condition and has oil central heating, oak flooring and double glazing throughout. Council tax band D and energy performance rating C. For a Home Report and the 360 tour, please go to our website: [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

what3words: ///passage.goose.opts

**Porch** **8' 2" x 4' 7" (2.5m x 1.4m)**

The porch has a half glazed external door, a 15 glass panelled door accessing the hall and a built in cupboard. A window overlooking the sea and countryside provides natural light to the room.

**Hall** **18' 8" x 7' 10" (5.7m x 2.4m)**

The L-shaped hallway has an oak floor and neutral decoration. Doors lead into the lounge, kitchen/diner, bathroom, 3 bedrooms and a built in cupboard. A ceiling hatch accesses the loft space.

**Lounge** **15' 9" x 15' 1" (4.8m x 4.6m)**

The spacious lounge has neutral decoration and oak wood flooring. This attractive room has a 15 glass panelled door going into the hall and double 15 glass panelled doors into the sun lounge. A window takes full advantage of the sea views and countryside and consequently makes this a bright, welcoming room.

**Sun Lounge** **11' 10" x 9' 2" (3.6m x 2.8m)**

The sun lounge is on the gable end of the bungalow and captures the sunshine from February to November which benefits the property by providing extra (free) heat throughout. It has an oak floor, windows along all sides and extra windows in the apex. A single external glazed door opens out onto a patio. The sun lounge has terrific views of Dunnet Head, Pentland Firth and surrounding countryside.

**Kitchen/Diner** **13' 9" x 11' 2" (4.2m x 3.4m)**

The large kitchen/diner has a fitted oak kitchen with wall/floor units and a faux marble worktop. There is an integrated electric oven, electric ceramic 4 burner hob with glass splashback and an extractor hood above. The room has a large window overlooking the driveway and makes the room lovely and bright with added light coming in from the 15 glass panelled hall door. There is plenty of space for a table and seating for at least 4 people. A door at one end of the room opens into the utility.

**Utility Room** **7' 7" x 5' 7" (2.3m x 1.7m)**

The utility room has a white kitchen floor unit, stainless steel sink/drainage and faux marble worktop. The oil boiler is under the worktop and there is plumbing for a washing machine. Above the sink is a window with pretty views of the countryside. A half glazed external door leads out to the driveway another door opens into a large built in pantry cupboard which has space for a fridge freezer and separate freezer.

**Bathroom** **8' 6" x 6' 7" (2.6m x 2m)**

The bathroom is neutrally decorated and has a vinyl floor and a frosted window. There is a white bath, toilet and pedestal wash hand basin. This elegant bathroom has ceiling spotlights, extractor fan and shaving point.

**Bedroom 1** **12' 2" x 8' 6" (3.7m x 2.6m)**

Bedroom 1 has oak flooring and neutral decoration making this spacious double bedroom light and airy. There are 2 built in double wardrobes along one wall with mirrored sliding doors. A large window overlooks the driveway, garden and surrounding countryside. A door opens into the en-suite shower room.

**En-suite shower room** **8' 6" x 3' 7" (2.6m x 1.1m)**

It has a vinyl floor and a frosted window which provides plenty of natural daylight and ventilation to the room. There is a white toilet, pedestal wash hand basin and a built in double shower with glass sliding doors, wet wall splashback, mains shower and a faux marble wet wall. The Mega-Flo water system has a high-pressure hot water tank which benefits the shower. Lastly, there is a ceiling extractor fan and a wall shaver point.

**Bedroom 2** **12' 6" x 10' 6" (3.8m x 3.2m)**

Bedroom 2 is another attractive double bedroom with oak flooring and neutral decoration. It has 2 built in double wardrobes with mirrored sliding doors and a window overlooking the stunning sea and countryside views.

**Bedroom 3** **8' 6" x 8' 2" (2.6m x 2.5m)**

A single bedroom with similar décor of oak flooring and neutral walls as bedrooms 1 and 2. It has a window overlooking the sea and countryside that provides plenty of daylight to this room.

**Garage** **18' 1" x 18' 1" (5.5m x 5.5m)**

The detached garage is situated at the right hand side of the house and has a pitched roof, an electric roller door, a single side door and a window to the rear.

**Garden**

The wraparound garden incorporates a gravel driveway accessing the garage and utility room. A paved path goes around the bungalow and leads to the rear garden that has stunning views of the sea and countryside.

All curtains and blinds are included in the sale.

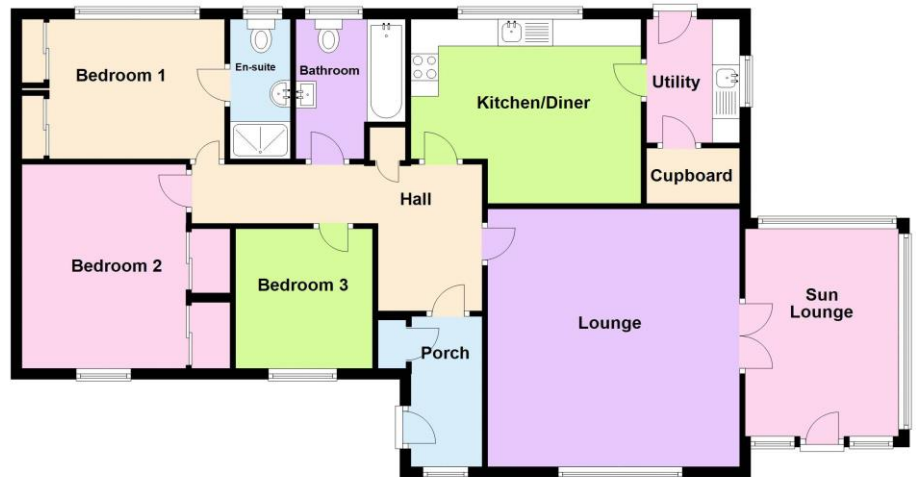
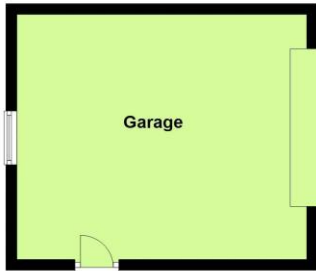
Please call Pollard Property on 01847 894141 to arrange an appointment to view this property.





**Ground Floor**

Approx. 133.1 sq. metres (1432.4 sq. feet)



Total area: approx. 133.1 sq. metres (1432.4 sq. feet)

**Asking Price** in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk) **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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