

**18a  
Bishops Drive  
West Gills  
Thurso**

**Offers in the  
Region of  
£152,000**



- 3 Bedrooms
- Off road parking
- Secure rear garden
- Semi-detached bungalow
- Chain free
- Turn key property

The property is a 3 bedroom semi-detached bungalow located in the quiet area of West Gills, Scrabster. It offers off-road parking and a low maintenance secure rear garden. The bungalow is conveniently close to Scrabster harbour, which has regular ferry sailings to the Orkney Islands, and is also just 1 mile away from Thurso town centre.

The property is in walk in condition and features electric heating and double glazing throughout. Inside, you will find 3 bedrooms, a bathroom, a lounge, and a kitchen/diner. The council tax band for this property is C and it has an energy performance rating of D.

For more information and a 360 tour of the property, please visit the website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk). What3words: ///node.given.publish

**Vestibule**                    **3' 11" x 3' 7" (1.2m x 1.1m)**

The front door is at the side of the property and reached via the driveway and up 2 steps. The half glazed front door opens into the vestibule that is neutrally decorated and carpeted. There is a ceiling light and a glass panelled door opening into the hall.

**Hall**                            **10' 2" x 3' 7" (3.1m x 1.1m)**

The L shaped hall is neutrally decorated and has access to the 3 bedrooms, lounge, kitchen/diner, bathroom and 2 cupboards. A ceiling hatch opens into the unfloored loft space.

**Bathroom**                    **8' 6" x 5' 11" (2.6m x 1.8m)**

A well proportioned bathroom with a frosted window overlooking the side of the property. There is a built in shower cubicle with an electric shower and tiled splashback, white bath, toilet and pedestal wash hand basin. Above the basin is a wall mirror and wall mounted light/shaver socket unit. A ceiling extractor fan provides additional ventilation and is near a wall mounted fan heater.

**Lounge**                        **15' 9" x 13' 1" (4.8m x 4m)**

A 15 glass panelled door opens into a spacious lounge that is carpeted and neutrally decorated. A large bay window overlooks the front of the property which floods the room with natural daylight.

**Kitchen/Diner**                **15' 1" x 9' 10" (4.6m x 3.m)**

A large kitchen/diner with neutral decoration and vinyl floor. There is a fitted country style kitchen with wall and floor units. It has an integrated tower electric grill and separate oven, a 4 burner electric ceramic hob and overhead cooker hood. There is plumbing for a washing machine and space for a fridge freezer and a table with seating for 4 people. A window above the sink overlooks the rear garden with an adjacent half glazed external rear door.

**Bedroom 1**                    **12' 2" x 9' 6" (3.7m x 2.9m)**

A spacious, carpeted double bedroom with neutral decoration. Along one wall is a built in wardrobe with mirrored sliding doors. A large window overlooks the front of the property and bathes the room with natural daylight.

**Bedroom 2**                    **11' 2" x 8' 2" (3.4m x 2.5m)**

A single bedroom which is carpeted and neutrally decorated. It has a window overlooking the rear garden.

**Bedroom 3**                    **11' 2" x 8' 6" (3.4m x 2.6m)**

A carpeted, double bedroom that is neutrally decorated and has a window overlooking the rear garden. It has a built in double wardrobe with sliding mirrored doors.

**Garden**

The rear garden has a ranch fence boundary with a gate accessing the driveway. It is laid to lawn with a drying area and a paved ramp up to the kitchen/diner door. The front garden is open plan with a lawn and tarmacked driveway.

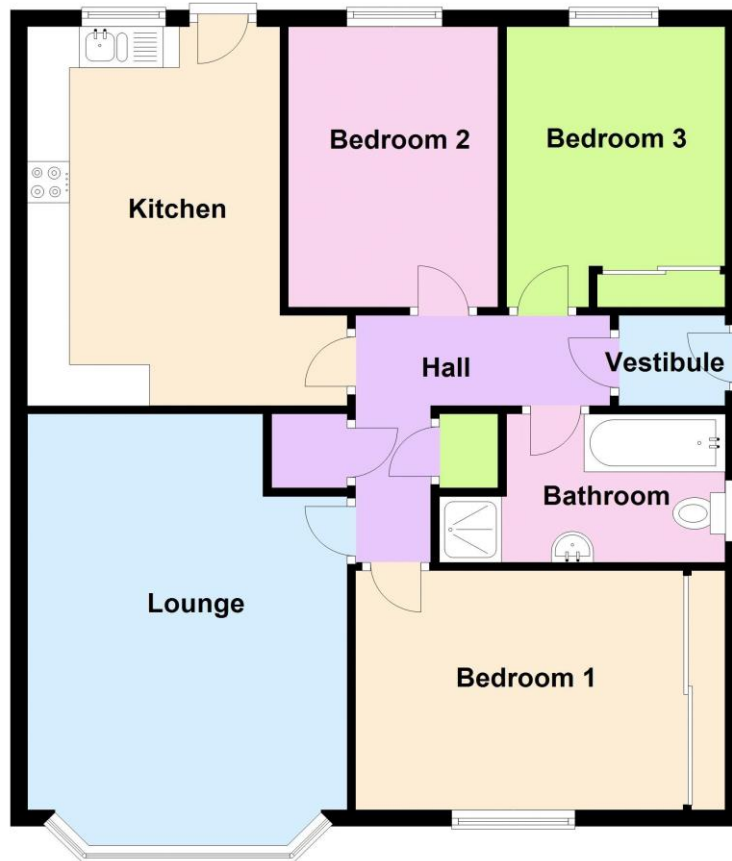
All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.





### Ground Floor



**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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