



**5**  
**Bridge of Westfield**  
**Thurso**

**Offers Over**  
**£225,000**



- 4 Bedrooms
- Solar panels
- Wraparound garden
- Detached bungalow
- Garage
- Semi rural location

Nestled in the beautiful rural location of Westfield, just 4 miles from Thurso town centre, this charming 4-bedroom bungalow offers a serene and spacious living environment. Ideal for families or those seeking a peaceful countryside retreat, this property has never been on the market before.

The property layout consists of a porch, hall, lounge, dining room, kitchen, utility room, shower/WC, bathroom and 4 bedrooms. Externally is an attached garage and on the roof are PV solar panels. There is an established garden with a long driveway for off road parking.

Oil central heating and double glazing throughout. EPC rating D and Council Tax band D.

Home Report and virtual tour through the Pollard Property website,  
[www.pollardproperty.co.uk](http://www.pollardproperty.co.uk) What3words: ///otter.herbs.quietly

**Porch**                    **5' 1" x 3' 7" (1.56m x 1.1m)**

Enter the porch via a fully glazed front door with adjacent matching glass panel. The room has shelving and parquet floor tiles with a glass internal door opening into the hall.

**Hall**                      **24' 7" x 11' 6" (7.5m x 3.5m)**

The L-shaped hall is carpeted and neutrally decorated with doors opening into the shower/WC, lounge, kitchen, bathroom, 4 bedrooms and 2 built in cupboards.

**Lounge**                 **16' 5" x 15' 7" (5m x 4.76m)**

The spacious, well proportioned lounge has a very large window overlooking the front garden which floods the room with natural light. One wall has frosted glass panels and door that look out into the hall and a solid door opens into the dining room. It is neutrally decorated and carpeted.

**Dining Room**         **9' 10" x 9' 10" (3m x 3m)**

A well proportioned room which is neutrally decorated and carpeted. It has a window overlooking the rear garden and doors opening into the kitchen and lounge. There is space for a dining room table and seating for at least 6 people.

**Kitchen**                **12' 6" x 9' 10" (3.8m x 3m)**

The spacious kitchen has a large window overlooking the rear garden and a built in pantry. There are kitchen wall and floor units that have a wood/white facia finish which incorporate a breakfast bar that seats 3 people easily. There is space for a standalone electric cooker and fridge freezer.

**Utility Room**         **10' 2" x 4' 11" (3.1m x 1.5m)**

The handy utility room has a fully glazed external door to the rear garden that floods the room with natural light. The room is neutrally decorated with a built in cupboard and a ceiling hatch accessing the loft space. There is space for a freezer and plumbing for a washing machine and tumble dryer.

**Shower Room/WC**    **9' 2" x 3' 7" (2.8m x 1.1m)**

A useful shower room/WC that has a frosted window and neutral decoration. There is a built in shower cubicle with a mains shower and wet wall splashback. Adjacent to this is a purpose built shelving unit. A toilet and wash hand basin inset a vanity unit completes the room.

**Bathroom**            **7' 7" x 4' 7" (2.3m x 1.4m)**

The retro bathroom is situated at the end of the hall and has a frosted window overlooking the side of the property. There is a turquoise bathroom suite of a bath, wash hand basin and toilet with tiled splashback.

**Bedroom 1**             **15' 1" x 9' 10" (4.6m x 3m)**

A spacious, bright double bedroom that is carpeted and has a large window overlooking the front garden. Along one entire wall is a built in wardrobe with wooden sliding doors.

**Bedroom 2**             **11' 6" x 7' 10" (3.5m x 2.4m)**

A single bedroom that is neutrally decorated and carpeted. It has a built in double wardrobe with wooden doors.

**Bedroom 3**             **9' 10" x 9' 6" (3m x 2.9m)**

A well proportioned double bedroom that is carpeted and has a large window overlooking the rear garden. It has a built in double wardrobe with wooden doors.

**Bedroom 4**             **10' 10" x 9' 10" (3.3m x 3m)**

Another bright, airy double bedroom that is well proportioned. It has a large window overlooking the rear garden and is neutrally decorated with a fitted carpet.

**Garage**                      **26' 3" x 10' 6" (8m x 3.2m)**

An attached garage that has an up and over door. At the rear is a window and single door accessing the garden.

**Garden**

The large garden wraps around the property. The rear garden is laid to lawn with established trees and shrubs. There are 2 wooden sheds at the end of the driveway and near the garage. The front garden has a tarmac drive allowing off road parking and a lawn with established flowerbeds.

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

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





### Ground Floor

Approx. 143.5 sq. metres (1544.9 sq. feet)



Total area: approx. 143.5 sq. metres (1544.9 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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