



## The Old Post Office House Gillock

Offers Over  
£165,000



- 4 Bedrooms
- Large driveway
- Multi-purpose rooms
- Detached house
- Rural location
- Wraparound garden

**\*\* £20,000 below Home Report valuation \*\***

This large detached 4 bedroom property in Gillock offers a tranquil lifestyle with stunning countryside views and convenient access to local amenities/services in Wick and Thurso. With spacious accommodation, versatile living areas, and easily maintained gardens, it is ideal for families seeking a peaceful yet connected home. The property layout on the ground floor: porch/conservatory, hall, living room, bedroom (currently used as an additional reception room), lounge, kitchen, utility, WC and rear lobby. First floor: landing, 3 bedrooms and bathroom. Double glazed and oil central heating throughout. Council tax band D and energy performance rating F.

For a Home Report and the 360 tour, please go to our website: [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

what3 words: ///flask.splendid.searched

**Porch/Conservatory**                    **17' 5" x 6' 11" (5.3m x 2.1m)**

Enter via a fully glazed door into the spacious porch/conservatory. It is neutrally decorated, has vinyl flooring and windows along 2 walls that have marvellous views of the garden and countryside. Double doors open into the lounge and a single door with a fan light leads into the hall.

**Hall**    **7' 3" x 6' 3" (2.2m x 1.9m)**

A welcoming space that has a ceramic tiled floor and doors opening into the lounge, snug, reception room, porch/conservatory and a built in cupboard. A turn of the century, carpeted staircase twists up to the first floor landing and is naturally lit by an overhead Velux window.

**Lounge**                                        **14' 9" x 11' 6" (4.5m x 3.5m)**

A spacious lounge that has a ceramic floor, neutral decoration and a recessed window with a built in cupboard. Double doors open out to the porch/conservatory and single doors lead to the hall, utility room and kitchen. There is a working fireplace with a wooden/stone surround and Caithness stone hearth making a cosy focal point.

**Living Room**                                **13' 1" x 9' 2" (4m x 2.8m)**

Originally this room would have been the Post Office. It has a tiled ceramic floor, a window overlooking the front garden and a half glazed door opens out to the side of the property. Neutrally decorated with tongue and groove painted walls and ceiling. An attractive fireplace (non functioning) has a wooden/tiled surround and stone hearth.

**Bedroom 4**                                    **13' 9" x 13' 1" (4.2m x 4m)**

A well proportioned room that is currently being used as another reception room but has previously been a master bedroom. It is neutrally decorated and carpeted with a large recessed window overlooking the rear garden that bathes the room in natural daylight. A closed fireplace (non functioning) with wooden surround is an attractive feature in the room.

**Utility room**                                **6' 3" x 5' 7" (1.9m x 1.7m)**

A handy room that has space for a fridge and freezer. It is naturally lit by an internal window looking out to the rear lobby. A door opens into the lounge and another to a large under stairs cupboard.

**Kitchen**                                        **11' 6" x 10' 10" (3.5m x 3.3m)**

A spacious, well proportioned kitchen that has a ceramic floor and is neutrally decorated. It has windows overlooking the rear garden and countryside beyond. Doors open out to the lounge and rear lobby. There are fitted wooden floor and wall kitchen units with faux marble worktop and tiled splashback. There is an integrated NEFF dishwasher and hob extractor fan and space for a standalone electric cooker.

**Rear lobby**                                    **5' 3" x 4' 7" (1.6m x 1.4m)**

A handy porch with an external half glazed door accessing the rear garden and internal doors to the WC and kitchen. An internal window looks into the utility room. The lobby has a ceramic tiled floor, neutral decoration and wall coat hooks.

**WC**    **7' 3" x 5' 3" (2.2m x 1.6m)**

A bright WC that has a ceramic tiled floor and neutral decoration. It incorporates a toilet, wash hand basin and plumbing for a washing machine. There is a frosted window providing natural light and ventilation to the room.

**Landing**                                        **8' 10" x 8' 6" (2.7m x 2.6m)**

A carpeted L-shaped landing that is naturally lit by a large Velux window. It has built in cupboards along one wall and doors opening into the 3 bedrooms and bathroom. It is neutrally decorated and has a ceiling hatch accessing the loft space.

**Bathroom**                                    **8' 6" x 5' 7" (2.6m x 1.7m)**

A bright bathroom with tiled walls, Velux window and vaulted ceiling. There is a bath with an electric shower, toilet and a wash hand basin inset a vanity unit. A heated towel rail completes the room.

**Bedroom 1**                                      **15' 1" x 12' 2" (4.6m x 3.7m)**

A large king sized bedroom which is neutrally decorated and carpeted. It has a dormer window flooding the room in natural daylight with views of the surrounding countryside. There is an attractive working fireplace inset an original cast iron / tiled surround with a Caithness flagstone hearth.

**Bedroom 2**                                      **13' 1" x 12' 6" (4m x 3.8m)**

A spacious double bedroom which is well proportioned. It is neutrally decorated and carpeted with a pretty, original wrought iron fireplace (non-functioning) that has decorative tiling.

**Bedroom 3**                                      **10' 2" x 10' 2" (3.1m x 3.1m)**

A well proportioned double bedroom that is neutrally decorated and carpeted. It is naturally lit by a large window overlooking the garden and surrounding countryside.

**Garden**

The large wraparound garden is easily managed and a boundary of ranch fencing and stone wall. The rear garden is laid to lawn with mature trees, a big timber shed measuring 3.5m x 3.5m and concrete standings which were previously used as bases for removed kennels. At the side of the property is a wide, long gravel drive and a gate to the walled front garden. It has a lawn and mature planting with another gate to the road.

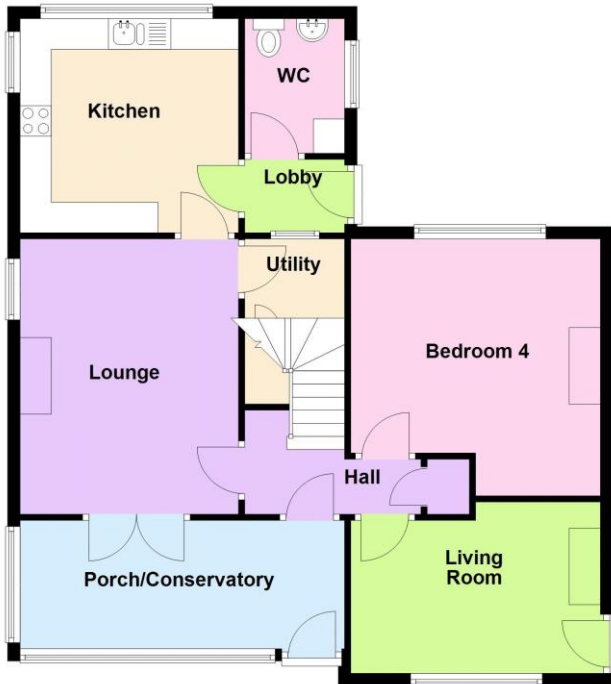
The property is on mains water and has oil central heating. All carpets, curtains and blinds are included in the sale. Please call Pollard Property on 01847 894141 to arrange a viewing.





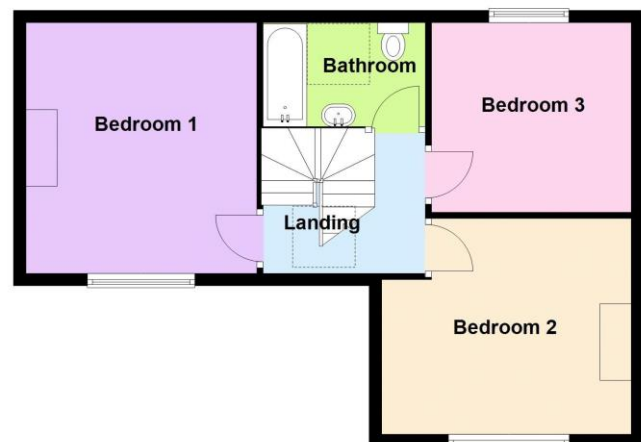
### Ground Floor

Approx. 83.9 sq. metres (902.7 sq. feet)



### First Floor

Approx. 52.5 sq. metres (564.8 sq. feet)



Total area: approx. 136.3 sq. metres (1467.5 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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