



Hillcrest Weydale

**Offers Over
£245,000**



- 3 Bedrooms
- Rural location
- Detached garage
- Detached bungalow
- Fantastic views
- Wraparound garden

A 3 bedroom, detached bungalow with a detached garage and a wraparound garden. Located in the rural Weydale landscape and reportedly the highest property in Caithness which affords stunning views of mountains and hills from Thrumster to Cape Wrath.

This location offers a serene, picturesque setting with expansive views and ample outdoor space, perfect for those who appreciate natural beauty and a tranquil lifestyle. The property's unique attributes due to its elevation and panoramic views, make it a standout option in the region.

The property's layout is: porch, hall, bathroom, 3 bedrooms (one with en-suite), kitchen/diner, dining room and lounge. Double glazed and oil central heating throughout. Council tax band D and energy performance rating D.

For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///arch.pampered.trend

**Porch** **6' 11" x 5' 11" (2.1m x 1.8m)**

Enter via a glass panelled door into a spacious porch that has a coir mat floor and neutral decoration. There is a picture window overlooking the garden and countryside and a frosted glass door into the hall.

Hall **11' 6" x 5' 7" (3.5m x 1.7m)**

The hall has laminate flooring and neutral decoration with doors accessing the porch, 2 bedrooms, bathroom and kitchen/diner. A ceiling hatch opens into the loft space.

Bathroom **10' 2" x 8' 2" (3.1m x 2.5m)**

A spacious bathroom that has laminate flooring, neutral decoration and a frosted window. There is a white bathroom suite consisting of toilet, bath and a pedestal wash hand basin. An independent shower is in one corner of the room with a mains shower and wet wall splashback.

Bedroom 1 **12' 2" x 11' 10" (3.7m x 3.6m)**

A large, well proportioned king sized bedroom that is carpeted and neutrally decorated. It has 2 windows that bathe the room in natural daylight with views of the garden and beautiful countryside. There is a built in double wardrobe with louvre doors and a door opening into the shower en-suite.

En-suite **7' 7" x 4' 3" (2.3m x 1.3m)**

A modern, internal shower en-suite that has tiled flooring and stylish decoration. The walk in shower has a wet wall splashback and a mains shower which is complemented by a white toilet and wash hand basin. Above the wash hand basin is an illuminated wall mirror and beside is a chrome heated towel rail. Above the shower is a ceiling extractor fan.

Bedroom 2 **10' 10" x 10' 2" (3.3m x 3.1m)**

Another bright and welcoming double bedroom that is well proportioned. It is currently being used as a child's room and is carpeted with a built in wardrobe and a window overlooking the garden.

Kitchen/Diner **20' 4" x 18' 1" (6.2m x 5.5m)**

An attractive and stylish room that flows easily and is the heart of the home. There are etched glass panelled double doors to the lounge, an etched glass door to the hall and a panelled door into bedroom 3. An archway opens into the dining room. The room is neutrally decorated with a vinyl floor in the kitchen area and laminate flooring in the main area. The kitchen has country style built in floor/wall units, a Butlers sink and a wooden worktop that extends to a breakfast bar that seats 2 people. There is an integrated 5 burner gas hob and a tower electric grill and oven with space for a fridge freezer, plumbing for a washing machine and tumble dryer. A large window overlooks the side of the property and the panoramic countryside views. The main area has a built in cupboard and space for a comfortable seating area.

Dining Room **10' 6" x 8' 2" (3.2m x 2.5m)**

Recently refurbished and is neutrally decorated with laminate flooring. It has French doors opening out into the garden and a large picture window taking in the stunning vista from Thrumster to Cape Wrath and flooding the room with natural daylight. There is space for a table and seating for at least 6 people.

Bedroom 3 **11' 6" x 9' 2" (3.5m x 2.8m)**

A carpeted, double bedroom that is neutrally decorated with a window overlooking the garden. Currently being used as an office/gaming room.

Lounge **21' 4" x 13' 1" (6.5m x 4m)**

A spacious, light room that runs along the width of the property. It is neutrally decorated and has a large bay window and 2 further windows which take full advantage of the rural location with stunning views of the countryside. A modern gas fire sits in an attractive fireplace with a Caithness stone hearth.

Garage **22' 0" x 16' 5" (6.7m x 5m)**

A large, detached garage with electricity. It has an electric roller door that is remote controlled and a single side door for access.

Garden

A large wraparound garden that is mainly laid to lawn with mature planting and a gravel/paved patio area. There is a wooden sun deck and gazebo in the rear garden and at the side of the property is a shed and chicken run. At the front of the property is a long, wide gravel driveway with a lawn at one side with trees and shrubs.

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

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





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