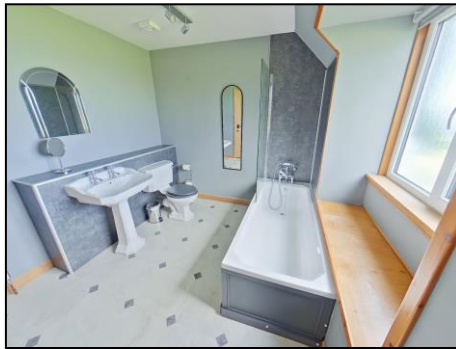


Tor Aluinn Coldbackie

**Offers in the
Region Of
£270,000**



- 3 Bedrooms
- Uninterrupted sea view
- Modern interior
- Detached house
- Rural location
- Walk in condition

A substantial 3 bedroom house that is located in the tranquil hamlet of Coldbackie, approximately 3 miles from Tongue, 10 miles from Bettyhill and 40 miles from Thurso. There are uninterrupted views of Coldbackie Bay, the Rabbit Islands, open sea and sweeping vistas of Sutherland countryside.

The property is along the NC500 route which is famous for beautiful Scottish Highland views. The property's rural setting is in a peaceful, scenic environment ideal for those seeking a country getaway.

The layout on the ground floor: porch, hall, lounge, wet room, kitchen/diner, utility room. First floor: landing, bathroom and 3 bedrooms with one having a shower en-suite.

Oil central heating and double glazing throughout. EPC rating F and Council Tax band C. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk
What3words: ///escalated.jelly.rings

**Porch 4' 7" x 4' 3" (1.4m x 1.3m)**

Enter via the porch which has a tiled floor and a window overlooking the front of the property. A glass panelled door leads into the hall.

Hall 15' 5" x 3' 3" (4.7m x 1m)

The carpeted hall has doors accessing the lounge, wet room, kitchen/diner and a staircase going up to the first floor landing. There is a large cupboard under the stairs and a big window overlooking the front of the property with sea views.

Lounge 19' 8" x 13' 5" (6m x 4.1m)

The spacious lounge has a large box bay window that takes full advantage the fantastic sea views. At the other end of the room is a picture window that overlooks the rear garden and hills. A majestic red brick fireplace with an open fire makes a cosy focal point to the room. The other original features are a non functioning maid's bell and picture rail.

Wet Room 10' 6" x 7' 7" (3.2m x 2.3m)

The big wet room has white wet wall on all walls and anti-slip vinyl flooring. There is a white toilet, bracket wash hand basin and a shower area that is fitted with an electric shower with faux brown veined marble splashback. Two frosted windows, a heated chrome towel rail and wall extractor fan completes the room.

Kitchen/Diner 18' 4" x 11' 10" (5.6m x 3.6m)

A generous modern kitchen/diner that has Karndean flooring and blue fitted floor and wall units with wooden worktop and matching island. The integrated appliances are: double electric oven, induction ceramic hob, overhead extractor fan, dishwasher and under counter fridge. There is a window above the sink overlooking the rear garden and a recessed window overlooking the front of the property with stunning sea views. There is ample space for a dining table and seating for 6 people. Doors open into a shallow shelved cupboard, a pretty pantry with a clear window overlooking the the front of the property (was originally the house entrance), the hall and the utility room.

Utility Room 9' 10" x 6' 7" (3m x 2m)

A handy utility room that has the same flooring and kitchen units as the kitchen/diner with an external solid door and window opening out into the rear garden. The walls and ceiling are clad with white painted tongue and groove and there is a ceiling drying dolly. The kitchen units have space for an undercounter freezer and plumbing for a washing machine.

Landing

The dogleg carpeted staircase is naturally lit by a large window and goes to a split landing. There is a Velux window, a built in cupboard and doors accessing the 3 bedrooms and bathroom. A ceiling hatch opens into the loft space.

Bedroom 1 12' 2" x 11' 6" (3.7m x 3.5m)

A spacious, carpeted king sized bedroom that has a large window overlooking the front of the property and splendid sea views. To take full advantage of these views is an elegant built in window seat. A door opens into the shower en-suite.

En-suite 7' 10" x 2' 11" (2.4m x 0.9m)

An internal shower room that has a ceiling extractor fan and Karndean flooring. There is a built in shower cubicle with an electric shower and wet wall splashback. A modern white toilet and wash hand basin inset a vanity unit complements the room.

Bedroom 2 **13' 9" x 10' 10" (4.2m x 3.3m)**

A spacious carpeted double bedroom with a vaulted ceiling and the original (non-functioning) maid's bell. It has a large window that floods the room with natural light and overlooks the rear garden and hills.

Bedroom 3 **13' 5" x 9' 10" (4.1m x 3m)**

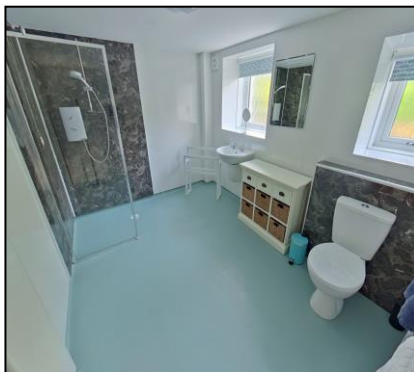
Another bright double bedroom that is carpeted and has a built in cupboard and a large window overlooking the front of the property and the superb views of the bay, Rabbit Islands and the sea.

Garden

The garden to the front is laid to lawn with a gravel driveway for off road parking. A path leads along the side to the rear where there is a patio area with steps up to an enclosed garden with mature trees, lawn and views over the countryside beyond.

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

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

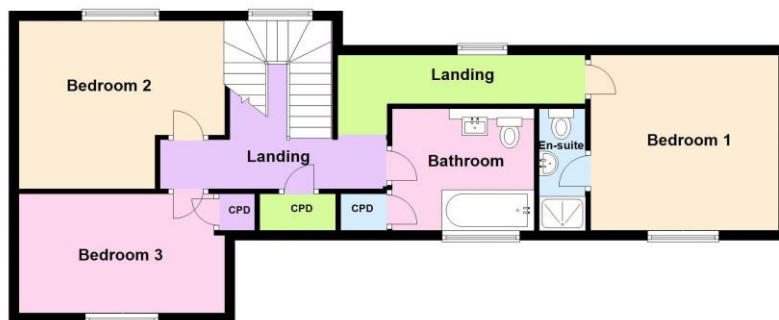




Ground Floor



First 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 **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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