



Shawfield Station Road Watten

**Offers Over
£285,000**



- 3 Bedrooms
- Integral garage
- Semi-rural location
- Detached bungalow
- Large garden
- Sun room

Set within the charming village of Watten, this generously proportioned detached bungalow offers comfortable living with picturesque surroundings. The property features 3 well sized bedrooms, an integral garage, and a large wraparound garden—perfect for enjoying the peaceful countryside setting. Inside, the bungalow is bright and airy, with ample space for family life and/or those seeking single level living.

Externally there are sweeping rural views and easy access to nearby country walks and the scenic Loch Watten. Watten village itself offers a strong sense of community and a range of amenities including a primary school, shop, petrol station, garden centre, and a village hall. Conveniently located, the property is just 13 miles from Thurso and 8 miles from Wick, making it ideally positioned for access to both towns.

Oil central heating with an additional multi-fuel stove in the lounge, solar panels for hot water and double glazed throughout. Council tax band D and EPC rating C. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///roost.jobs.phantom

**Porch** **11' 6" x 4' 11" (3.5m x 1.5m)**

Step inside through a front door with a circular frosted window, accompanied by a floor-to-ceiling frosted side panel. A clear window offers views over the front garden, enhancing the airy, welcoming feel. The space is neutrally decorated with a fitted carpet, and a half glazed internal door leads into hall.

Hall **15' 1" x 4' 11" (4.6m x 1.5m)**

A bright L-shaped hall that has doors accessing the porch, lounge, kitchen/diner, bedrooms, bathroom and built in cupboard. It is neutrally decorated, carpeted and has a Velux sun tunnel that emits natural light to the space.

Lounge **18' 1" x 16' 5" (5.5m x 5m)**

A 6 panelled glass door opens into a well-proportioned and spacious lounge. This bright and comfortable living area is flooded with natural light thanks to a large picture window overlooking the front of the property. At the heart of the room is a charming multi-fuel stove, inset into the chimney breast and set upon a white marble hearth—offering both warmth and a cosy focal point. Double glass-panelled doors at the rear of the lounge open through to the kitchen/diner, creating an easy flow for both everyday living and entertaining.

Kitchen/Diner **25' 11" x 21' 4" (7.9m x 6.5m)**

This exceptionally spacious, neutrally decorated room features a carpeted floor and benefits from natural light via a window overlooking the rear garden, as well as glass-panelled doors leading to the sun room, utility room, lounge, and hallway. Fitted along 3 walls are a range of wall and base kitchen units in a warm wood-effect finish, complemented by faux marble worktops and a tiled splashback. The kitchen includes an integrated fridge and an electric Everhot range cooker - which is for sale via separate negotiation - which offers an induction ceramic 3 burner hob, a hot plate, a main oven, a grill/oven, and a separate warming oven. A built-in corner cupboard provides additional storage. The room comfortably accommodates a dining table with seating for at least eight, making it an ideal space for family gatherings or entertaining.

Utility room **12' 2" x 5' 11" (3.7m x 1.8m)**

Neutrally decorated and fitted with a practical vinyl floor, this bright utility room features a window overlooking the rear garden and benefits from both an external half-glazed door and internal doors providing access to the kitchen/diner and garage. A matching kitchen base unit and worktop, consistent with the design in the kitchen/diner, offers a cohesive look. The worktop incorporates an inset stainless steel sink with drainer, and there is plumbing in place for both a washing machine and a tumble dryer.

Garage **18' 4" x 12' 2" (5.6m x 3.7m)**

An integral garage with internal access via the utility room. It features an electric-powered up-and-over door for convenient entry, and a window to the side provides natural light and ventilation.

Bathroom **12' 10" x 7' 10" (3.9m x 2.4m)**

This generously sized bathroom is neutrally decorated and fitted with a vinyl floor, complemented by a frosted window that provides natural light while maintaining privacy. The suite includes a white toilet, a bath, and a wash hand basin inset within a vanity unit offering useful storage. There is also a separate shower cubicle featuring a mains shower and a wet wall splashback. Above the wash hand basin is a wall-mounted light with an integrated shaver socket.

Bedroom 1 **12' 10" x 12' 2" (3.9m x 3.7m)**

A spacious double bedroom that is carpeted and neutrally decorated. It has a large window overlooking the rear garden and countryside whilst providing plenty of light into the room. There is a built in double wardrobe and a door accessing the shower en-suite.

En-suite **8' 2" x 4' 11" (2.5m x 1.5m)**

A handy en-suite with a frosted window, vinyl floor and neutral decoration. There is a white toilet, wash hand basin inset a vanity unit and a shower cubicle. This has a mains shower and wet wall splashback and above is a ceiling extractor fan for additional ventilation. A wall mounted light and integrated shaver point is above the wash hand basin.

Bedroom 2 11' 6" x 11' 6" (3.5m x 3.5m)

A well proportioned double bedroom that is carpeted and neutrally decorated. It has a large window overlooking the front garden that provides plenty of natural light to the room. There is also a built in double wardrobe.

Bedroom 3 11' 6" x 8' 6" (3.5m x 2.6m)

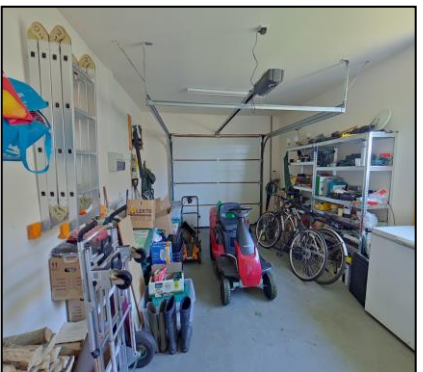
Currently set up as a home office, this bright and sunny room is an additional bedroom. It is neutrally decorated with a fitted carpet and enjoys natural light from a window overlooking the front garden.

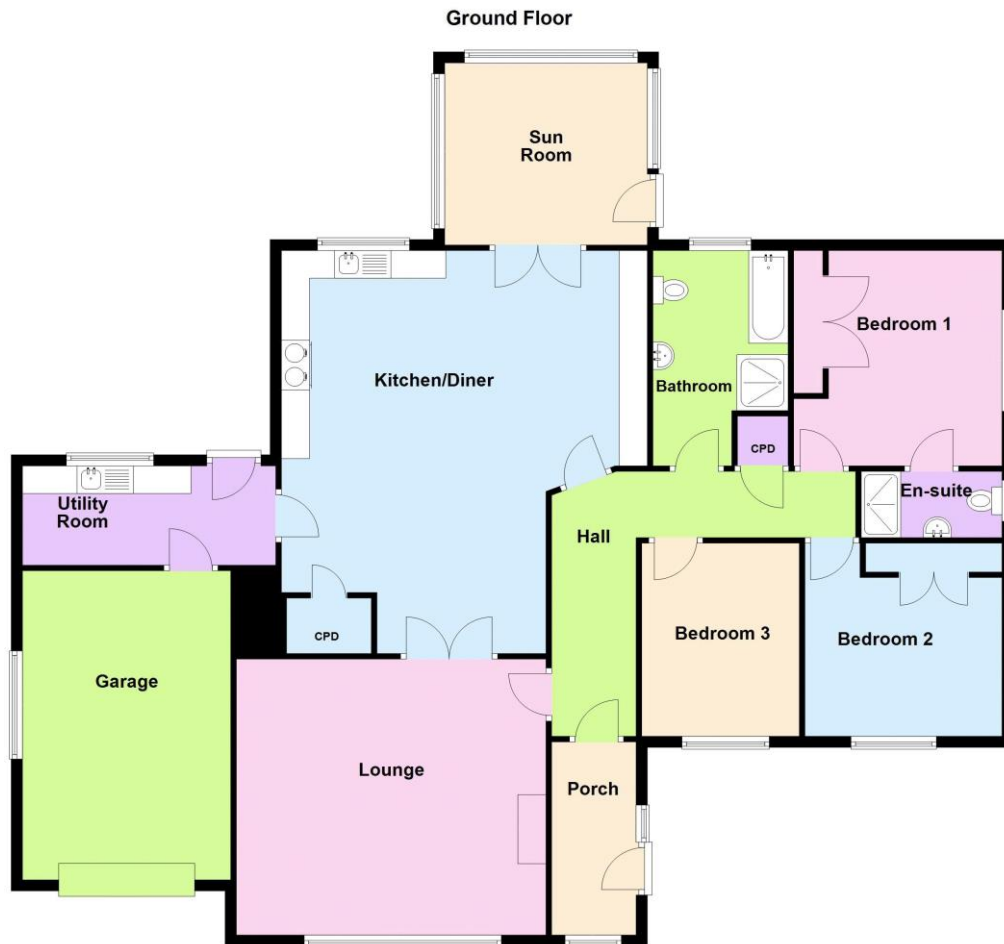
Garden

To the front of the property is an expansive tarmacked driveway providing generous off-road parking for multiple vehicles. It is bordered by a neatly maintained lawn that wraps around the side of the property and continues into the rear garden. The rear garden enjoys a stunning open countryside view and features a paved patio and pathway that extends across the full width of the house—ideal for outdoor seating or entertaining. The garden is enclosed with a combination of ranch-style and wire fencing, and side gates ensure the space is both secure and dog-friendly.

All carpets and blinds are included in the sale. The Everhot range cooker is available under separate sales negotiation.

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





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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