

## Burn Cottage Dunnet

**Offers over  
£200,000**



- 3 Bedrooms
- Detached bungalow
- Traditional build
- Large garden
- Semi-rural location
- Secluded

Discover this charming 3 bedroom detached bungalow, tucked away in a peaceful setting and surrounded by a beautiful wraparound garden. Just moments from the stunning Dunnet Bay—where over two miles of pale, sandy beach meet the sea—this property offers the perfect retreat for nature lovers and beachgoers alike.

Ideally located only 8 miles from Thurso and 11 miles from iconic John O'Groats, this home provides an excellent base for exploring the dramatic landscapes and rich heritage of the northern Highlands.

The property has oil central heating. Energy performance rating E and Council Tax band C. Visit [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk) for the home report and 360 virtual tour.

What3words: ///yummy.dozed.tablets

**Hall 29' 10" x 3' 3" (9.1m x 1m)**

Enter via a solid front door into a long hallway that is neutrally decorated. There are internal windows into bedroom 2 and external windows looking out into the garden that floods the hall with daylight. Doors access the bathroom, 3 bedrooms and lounge.

**Bathroom 8' 2" x 4' 11" (2.5m x 1.5m)**

A neutrally decorated bathroom with a frosted window and a wall mounted electric heater. There is a white bathroom suite consisting of a bath, toilet and pedestal wash hand basin which have a tiled splashback.

**Bedroom 1 9' 6" x 9' 6" (2.9m x 2.9m)**

A sunny bedroom that is neutrally decorated, carpeted and has a tongue and groove ceiling with an access hatch to the loft space. A recessed window overlooks the garden and surrounding countryside.

**Bedroom 2 13' 9" x 9' 6" (4.2m x 2.9m)**

Currently used as an office, this carpeted double bedroom offers flexibility to suit your needs. It features internal windows looking into the hallway, a recessed window that provides a pleasant garden view, and a charming tongue-and-groove clad ceiling. A built-in dummy cupboard adds character and potential for storage or display.

**Bedroom 3 11' 8" x 9' 6" (3.55m x 2.9m)**

A spacious double bedroom that is carpeted and neutrally decorated. The room is bathed in natural light from a window overlooking the garden.

**Lounge 13' 5" x 13' 1" (4.1m x 4m)**

A large, well proportioned room that is carpeted and neutrally decorated. It has a painted tongue and groove ceiling and sunlight streaming in from 2 recessed windows. An open fire in a tiled and wood surround provides a delightful focal point to the room. Doors lead to the entrance hall and to the kitchen/diner.

**Kitchen/Diner 17' 5" x 17' 3" (5.3m x 5.25m)**

This generously sized room combines a kitchen with a dining and snug area. The kitchen features pine floor and wall units complemented by a cream worktop and includes a breakfast bar for casual dining. A window above the sink and 2 windows in the snug area frame lovely views of the garden, while a stable door leads to the lobby. Additional features include space for an electric cooker with a built-in extractor fan above, and room for a fridge freezer. The space flows beautifully into the adjoining areas, with a door to the lounge and a glass door opening into the sunroom—bringing in natural light.

**Sunroom 8' 1" x 7' 9" (2.46m x 2.37m)**

A truly relaxing space, this sunroom is designed to take full advantage of the surrounding garden views. With windows on three sides, the room is bathed in natural light throughout the day, creating a warm and welcoming atmosphere. A glazed door provides direct access to a charming Caithness stone patio.

**Lobby 10' 2" x 3' 7" (3.1m x 1.1m)**

The lobby is carpeted and neutrally decorated. It has 2 built in double cupboards with louvred doors, an external door to the garden, an internal door to the utility room and a sliding door to the shower room.

**Shower Room 7' 3" x 3' 3" (2.2m x 1m)**

A handy room that has a built in shower with tiled surround and a mains shower. This is complemented by a white toilet and wash hand basin. There is a frosted window that provides light and ventilation to the room.

**Utility Room 7' 5" x 5' 9" (2.27m x 1.75m)**

A useful room that is neutrally decorated with a window looking out into the garden. It has fitted kitchen units with a stainless steel sink with draining board and plumbing for a washing machine and the oil boiler.

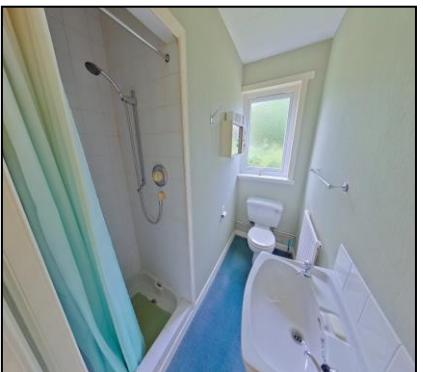


### Garden

The property is accessed by a long driveway into a large, low maintenance wraparound garden.

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

Please call Pollard Property on 01847 894141







### Ground 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](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.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.