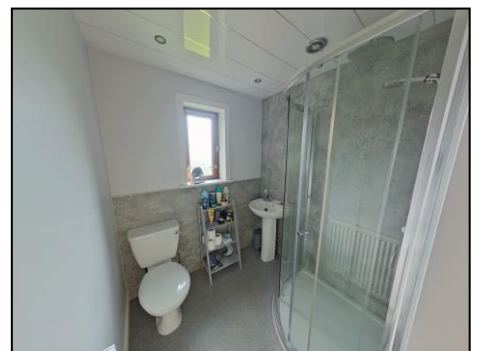




**8  
Seaforth Place  
Dunnet**

**Offers Over  
£95,000**



- 2 Bedrooms
- Walk in condition
- Semi-rural location
- Semi-detached bungalow
- Chain free
- Close to Dunnet Bay

This charming 2 bedroom semi-detached bungalow offers comfortable living in the desirable semi-rural area of Dunnet. The property features a secure garden and driveway, making it perfect for those seeking both convenience and privacy. Situated close to the stunning Dunnet Bay, with its 2 miles of golden sandy beach, the home enjoys an enviable location on the famous North Coast 500 route. Thurso lies just 8 miles away, while John O'Groats is only 11 miles, providing easy access to local amenities and attractions. Whether you are a first-time buyer, an investor, or looking to downsize, this property presents an excellent opportunity in one of the Highlands' most scenic settings.

Oil central heating and double glazing throughout. Council tax band A and EPC rating D.

Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: ///coping.hobbies.hatch

**Porch 3' 11" x 3' 3" (1.2m x 1m)**

Enter via a half glazed door into the porch which is carpeted and neutrally decorated. A door leads into the hallway.

**Hall 17' 9" x 3' 3" (5.4m x 1m)**

An L-shaped hallway that is carpeted, neutrally decorated and has 2 built in cupboards. Doors access the 2 bedrooms, shower room, kitchen and lounge with a ceiling hatch opening into the loft space.

**Kitchen 10' 10" x 7' 1" (3.3m x 2.15m)**

A modern kitchen with a vinyl floor, neutral decoration, uPVC ceiling and a large window overlooking the rear garden that floods the room with natural light. It has fitted floor and wall kitchen units in a pale wood design and mock marble worktops and tiled splashbacks. This incorporates a stainless steel sink and drainer and a built in cooker hood extractor fan. There is space for a standalone electric cooker and fridge freezer. Doors open into the rear lobby and hall.

**Rear lobby 7' 7" x 3' 5" (2.3m x 1.05m)**

A handy boot room that has a built in cupboard, vinyl flooring, uPVC ceiling and neutral decoration. A half glazed external door opens into the rear garden.

**Lounge 19' 8" x 11' 0" (6m x 3.36m)**

A stylish and spacious room that runs the width of the property with windows overlooking the front and rear gardens making it bright and welcoming. It is neutrally decorated and carpeted.

**Shower Room 7' 10" x 5' 11" (2.4m x 1.8m)**

A contemporary shower room with partially clad wet wall/splashback, vinyl flooring, uPVC ceiling which incorporates spot lights and an extractor fan; plus a frosted window that provides light and extra ventilation. The corner shower cubicle has a mains shower with raindrop and hand held shower heads. This is complemented by a white toilet and pedestal wash hand basin.

**Bedroom 1 13' 1" x 8' 10" (4m x 2.7m)**

A spacious double bedroom that is carpeted and neutrally decorated. It has a window overlooking the front garden that bathes the room in daylight.

**Bedroom 2 14' 3" x 9' 2" (4.35m x 2.8m)**

Another large double bedroom that is carpeted and neutrally decorated. It also has a window overlooking the front of the property.

**Boiler Room 5' 5" x 3' 3" (1.65m x 1m)**

This room is accessed externally via the rear garden. It houses the oil boiler and has a window.

**Garden**

The front garden is mainly lawn with an established hedge. A paved path leads to the front door and around the side of the property to the rear garden via a wooden gate. The rear garden has a small wooden shed, lawn and a gravelled drive. The garden is secured by a ranch fence and wire fence with metal gates.

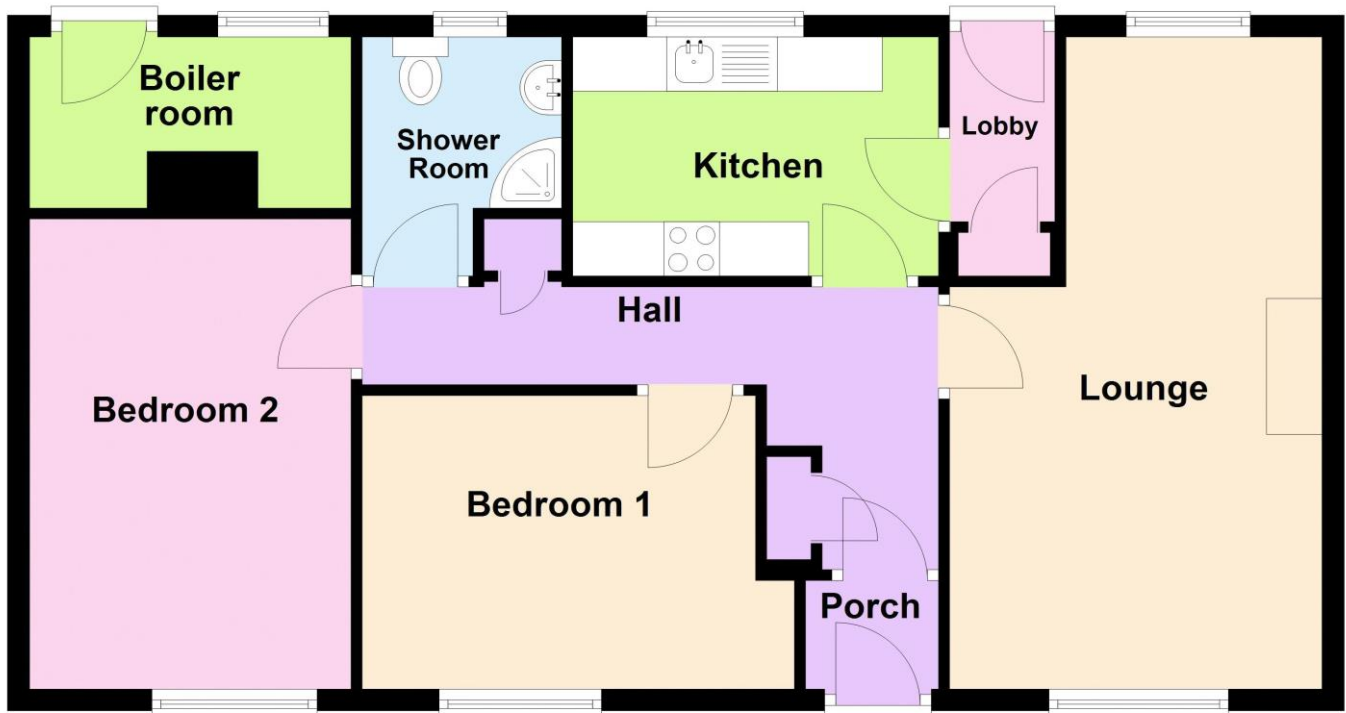


All carpets, curtains and blinds are included in the sale.  
Please call Pollard Property on 01847 894141 to arrange a viewing.





## 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.