

## 6 Loyal Terrace Tongue

**Offers Over  
£110,000**



- Highland Location
- Large Garden
- Patio
- 2 Bedrooms
- Wood Burning Stove
- Stunning Views

This 2 bedroom semi-detached bungalow is situated in the village of Tongue. Renowned for its stunning scenery and flowing coast, Tongue is one of the highlights of the Highlands. Loyal Terrace itself is named after its impressive views over the jagged peaks of Ben Loyal, one of the most rugged and northern mountains in Scotland.

Accommodation includes 2 double bedrooms, one lounge with an attractive multifuel stove, spacious kitchen/diner and a large utility. There is a large garden to the rear, and a beautifully landscaped front garden.

Electric heating, council tax band A, EPC G. Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

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

The walk to the front door is up the garden steps, through the beautifully landscaped frontage. Entrance is through a blue painted wooden door and into the small front porch, an ideal space for coats and shoes. The room is finished with bright paintwork and a fitted hessian doormat.

**Hall 8' 2" x 3' 11" (2.5m x 1.2m)**

The hallway gives access to both bedrooms, the bathroom and the lounge. It is finished in the same bright paintwork as the front porch with white painted doors. The flooring is a practical wood effect vinyl. There is a storage cupboard. Loft access is via a ceiling hatch that has a fitted Ramsay ladder. The loft itself is extensively floored and has natural light provided by a skylight.

**Lounge 15' 1" x 11' 10" (4.6m x 3.6m)**

The lounge is a bright and welcoming space with a large west facing window and an attractive multifuel stove. The multifuel stove is set in a recessed fireplace with a red brick surround, black polished slate hearth and a floating oak mantle. The look is complete with light coloured walls and carpets. The lounge is an excellent family or entertaining space as it is conveniently linked to the kitchen.

**Kitchen/Diner 10' 6" x 9' 2" (3.2m x 2.8m)**

The kitchen is well laid out with plenty worktop space, cooker, stainless steel sink and mixer tap and space for 2 under counter appliances. The fitted kitchen has white doors, brushed chrome bar handles and a black worktop. The walls are finished with a light green paint with a partially tiled splashback and wood effect vinyl flooring. There is space of a dining table with approx. 4 seats.

**Utility 7' 3" x 5' 7" (2.2m x 1.7m)**

The lean-to utility has a window to the side and a door leading to the back garden. The utility is wood lined with a wood effect flooring. There is power which is ideal for a fridge freezer.

**Bedroom 1 10' 6" x 9' 10" (3.2m x 3.0m)**

This is a double room with a window overlooking the front garden. It is a bright room with a painted finish and natural coloured carpet.

**Bedroom 2 10' 6" x 9' 10" (3.2m x 3.0m)**

Bedroom 2 has identical proportions to bedroom 1. It faces the back garden with a large east facing window. It is decorated with a light paint and carpet.

**Bathroom 6' 7" x 4' 7" (2.0m x 1.4m)**

The white bathroom suite comprises of a bath with overhead electric shower, toilet and sink. It is finished with a white tile splashback and a white wooden bath panel. There is a wall mounted mirror with overhead light and blue painted walls. Floor covering is a wood effect vinyl.

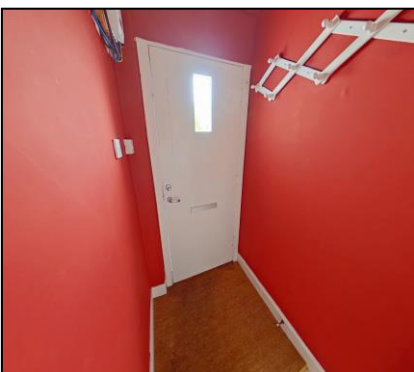
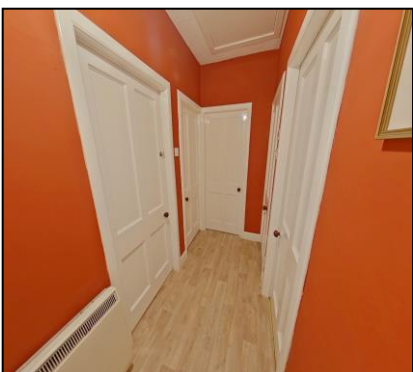
**Gardens**

The front garden is on an incline and has been cleverly landscaped to make the most of the unique setting. There is a small set of steps that leads down to a magical clearing within the shrubbery – an ideal picnic spot. Another path leads round the side of the house to the back garden. Immediately adjacent to the house there is a paved patio area. Steps lead from this paved patio area up to the raised garden which gives views over the house to the sea and hills beyond. Through the winter when there is less foliage on the surrounding woods, you can see the jagged peaks of Ben Loyal. Parking is on the road, and there is a path that leads from the parking area to the property.



The following items are included in the sale: carpets window coverings beds

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.

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