



## Gracelands Main Street Castletown

**Offers Over  
£170,000**



- 2 Bedrooms
- Large kitchen/diner
- Village location
- Detached bungalow
- Spacious rooms
- Integral garage

**\*\* £10,000 below Home Report valuation \*\***

Spacious 2 Bedroom Bungalow in Castletown. This 2 bedroom bungalow offers generous living space, including 2 bathrooms and an integral garage, all set within a large wraparound garden. Located in the vibrant village of Castletown, the property sits on the renowned North Coast 500 route and is just a short distance from the stunning Dunnet Beach, with its 2 miles of golden sand. Castletown itself provides excellent local amenities, including shops, hotels, a primary school, and a doctor's surgery. The town of Thurso, approximately 5 miles away, offers a wider range of shops, services, and amenities. This bungalow combines a peaceful setting with convenient access to village life and nearby attractions, making it an ideal home or investment opportunity. Oil central heating and double glazing throughout. Council tax band D and EPC rating D.

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

What3words: ///outboard.suppose.stay

**Porch 9' 6" x 3' 11" (2.9m x 1.2m)**

Enter via a half glazed front door into a large porch that has a frosted window providing natural daylight into the room. It is carpeted and neutrally decorated with a glazed internal door opening into the entrance hall with a matching adjacent panel.

**Entrance & Hall 20' 0" x 13' 1" (6.1m x 4m)**

Enter via the porch into a wide entrance that flows into hallway. It is carpeted, neutrally decorated and has 2 windows overlooking the rear garden. There are doors accessing the kitchen/diner, lounge, 2 bedrooms, bathroom and a built in double cupboard.

**Kitchen/Diner 15' 9" x 15' 9" (4.8m x 4.8m)**

A very spacious kitchen/diner with neutral decoration, laminate flooring and is flooded in natural daylight by 3 windows which overlook the front and rear of the property. It has floor and wall kitchen units in a wood style style and a white worktop. The integrated appliances are an electric ceramic hob, electric oven and dishwasher. There is plumbing for a washing machine and space for a fridge, freezer, table and seating for at least 6 people. Doors open into the hall and utility room.

**Utility room 12' 6" x 7' 10" (3.8m x 2.4m)**

A large interconnecting room between the garage and kitchen/diner. It has fitted white wall and floor units with white worktops and tiled splashback. There is plumbing for a washing machine, tumble dryer and an undercounter fridge. A half glazed external door opens into the rear garden and a window overlooks the front of the property, plus a ceiling hatch accesses the loft space.

**Garage 26' 3" x 16' 9" (8m x 5.1m)**

A very large garage with an electricity supply, electric garage door, single rear door to the garden and 2 windows.

**Lounge 18' 6" x 15' 11" (5.65m x 4.85m)**

A generously sized lounge that is well proportioned. It is carpeted and has a large window overlooking the front garden and a smaller window to the side of the property. These bathe the room in natural light. A modern electric fire in inset an attractive fireplace with a Caithness stone hearth.

**Bathroom 11' 8" x 5' 11" (3.55m x 1.8m)**

A spacious bathroom with a frosted window, ceiling extractor fan and vinyl flooring. There is a white bath, toilet and pedestal wash hand basin with tiled splashback.

**Bedroom 1 19' 0" x 15' 11" (5.8m x 4.86m)**

A very spacious king sized bedroom which is carpeted and has a dual aspect with windows overlooking the front and side of the property. There are 2 built in wardrobes with wooden doors and a door opening into an en-suite shower room.

**En-suite 10' 2" x 6' 11" (3.1m x 2.1m)**

A wet room with non-slip vinyl flooring and clad in wet wall. There is a shower, white toilet and bracket wash hand basin. A frosted window provides plenty of natural daylight and a ceiling extractor fan for additional ventilation.

**Bedroom 2 11' 10" x 11' 10" (3.6m x 3.6m)**

A well proportioned double bedroom that is neutrally decorated and carpeted. It has a big window overlooking the side of the property and 2 built in double cupboards with wooden doors.

## Garden

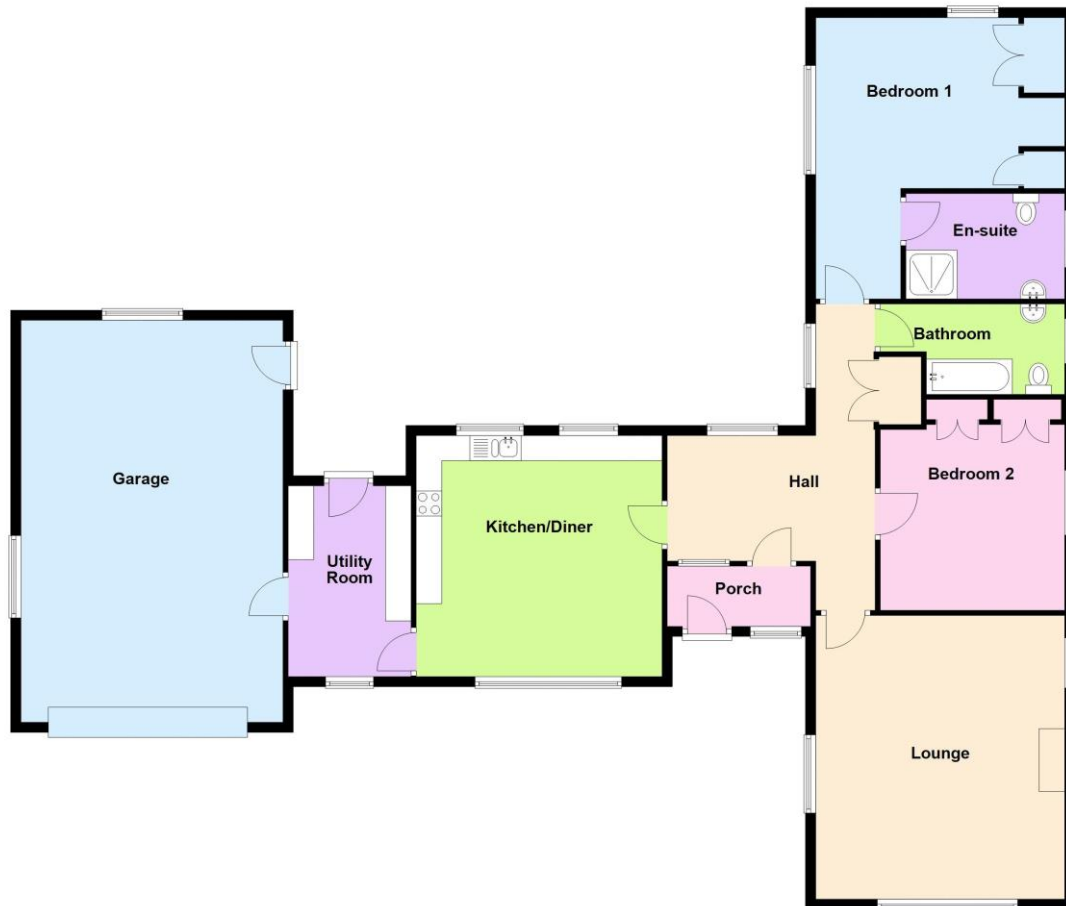
A large wraparound garden that is laid to lawn. The rear garden has a large paved patio with a path running around the property to the front which has a tarmacked driveway and lawn. An attractive Caithness stone dyke wall borders the front garden to the road.

All carpets, curtains and blinds are included in the sale. Furniture and appliances are available under separate negotiation. 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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