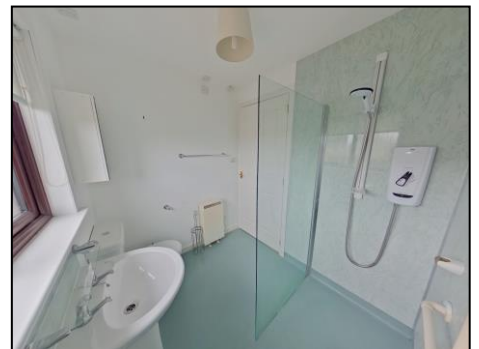
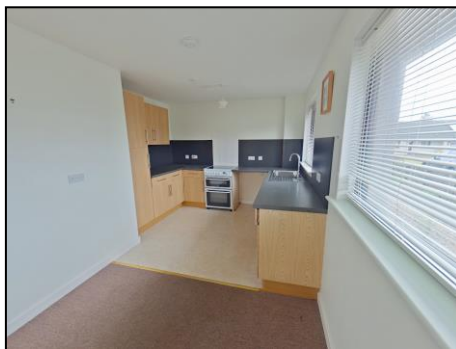




**5
Munro Place
Bettyhill**

**Offers Over
£95,000**



- 2 Bedrooms
- Uninterrupted sea views
- Semi-rural location
- End-terraced bungalow
- Quiet cul-de-sac
- Secure garden

Situated in the picturesque village of Bettyhill, this 2 bedroom end-terraced bungalow offers stunning, uninterrupted views over Torrisdale Bay and the sea. The property features a secure, low maintenance garden.

It is close to Farr Beach and local amenities such as a general store, post office, Farr High School, leisure centre, and near by Armadale Medical Centre. Bettyhill is known for its beautiful beaches and scenic coastal walks, offering a peaceful lifestyle in one of the Highlands' most sought after locations. Located on the famous North Coast 500 route and is approximately 30 miles from Thurso, providing convenient access to further shops, services, and transport links.

Whether you're looking for a tranquil permanent residence, a holiday retreat, or an investment opportunity, this charming bungalow offers the perfect combination of comfort, location, and breathtaking views.

Electric heating and double glazing throughout. Council tax band A and energy efficiency rating D. A Home Report and virtual tour can be found on our website: pollardproperty.co.uk

What3words: ///domain.life.conspire

**Porch 4' 3" x 3' 7" (1.3m x 1.1m)**

A handy storm porch that has a fully glazed entrance door and side windows. It has a laminate floor and a tongue and groove wooden ceiling. A glass panelled lockable door opens into the kitchen/diner.

Kitchen/Diner 16' 1" x 9' 10" (4.9m x 3m)

A spacious room which is neutrally decorated, has carpet and vinyl flooring and 2 large windows overlooking the front garden. This bright room has space for a dining table and seating for at least 4 people at one end. The other end has fitted wall and floor units that are in a wood style with dark grey worktops and matching splashback. There is space for a standalone electric oven and plumbing for a washing machine.

Lounge 13' 1" x 11' 2" (4m x 3.4m)

A well proportioned room that has neutral decoration and is carpeted. It is bathed in natural daylight by a large window overlooking the rear of the property and uninterrupted view of Torrisdale Bay and the sea. There is a tiled fireplace with an electric coal effect fire. Glass panelled doors lead to the kitchen/diner and inner hall.

Hall 8' 10" x 6' 11" (2.7m x 2.1m)

The L-shaped hall is carpeted and neutrally decorated. It has doors accessing the rear lobby, 2 bedrooms, shower room and 2 built in cupboards. There is a ceiling hatch opening into the loft space.

Rear lobby 5' 7" x 4' 11" (1.7m x 1.5m)

A lockable half glazed door from the hall opens into the lobby. This is carpeted and houses the electric meter, fuse box plus a hanging rail and coat hooks. An external 2 glass panelled door leads into the rear garden.

Shower Room 6' 7" x 5' 11" (2m x 1.8m)

A modern shower room with anti-slip vinyl flooring, wet wall cladding and a large frosted window. There is a walk in shower with an electric wall shower, pedestal wash hand basin and toilet.

Bedroom 1 15' 9" x 9' 10" (4.8m x 3m)

A spacious double bedroom which is carpeted, neutrally decorated and has a built in double wardrobe. It is flooded with daylight by a large window overlooking Torrisdale Bay and the sea. There are doors leading into a dressing room and the hall.

Dressing room 4' 11" x 4' 7" (1.5m x 1.4m)

A handy dressing room that is shelved and is carpeted. A window overlooks the bay.

Bedroom 2 11' 10" x 11' 2" (3.6m x 3.4m)

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

Garden

A low maintenance garden that is gravelled and has paved paths to the front and rear doors. It has a low wall boundary combined with wooden fencing. There are breathtaking views of Torrisdale views and the sea.



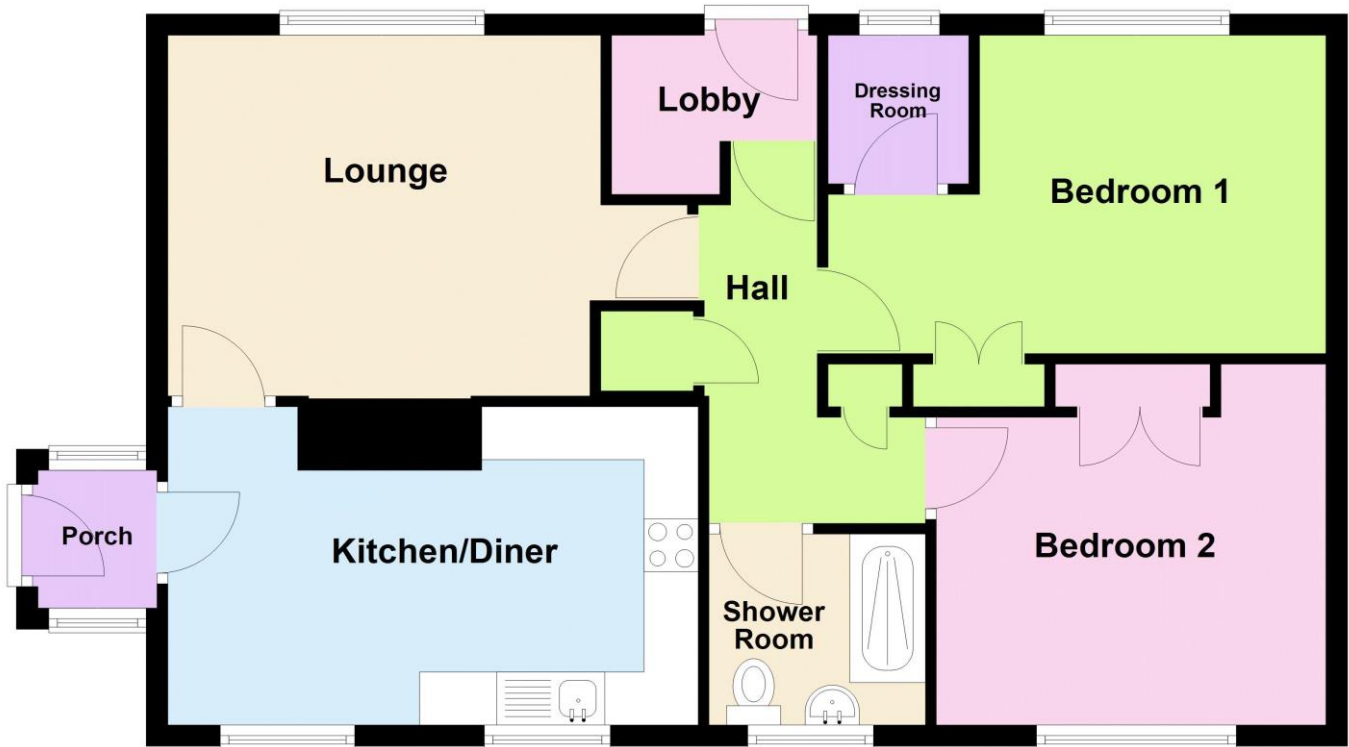
All carpets, curtains and blinds are included in the sale.

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 **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.