

**Burnside
Oldhall
Watten**

**Offers Over
£275,000**



- 3 Bedrooms
- Semi-rural location
- Double garage
- Detached house
- Walk in condition
- Modern interior

A spacious 3 bedroom bungalow, enjoying picturesque views over Loch Watten. Beautifully presented throughout, the property has been finished and decorated to a high standard, offering both style and comfort in a peaceful setting. Ideally located, it is just a 5 minute drive to Watten village and only 10 minutes from the larger town of Thurso, providing convenient access to local amenities, services and transport links. The spacious accommodation comprises a large lounge, a bright conservatory, a separate dining room, and an open plan kitchen/snug, perfect for modern living and entertaining. There is a well appointed family bathroom, 2 double bedrooms, and a generous master bedroom with en-suite facilities. Additional features include a utility room, W.C., and an integral double garage. Externally, the property benefits from a generous garden, laid to lawn with a large paved patio to the rear. The driveway offers ample parking for multiple vehicles. Double glazing and an energy efficient ground source heat pump, which supplies underfloor heating throughout the home. Council tax band E and EPC rating C.

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk

What3words: ///copper.shot.parsnips

**Porch** **5' 7" x 5' 3" (1.7m x 1.6m)**

The front door is recessed into a sheltered porch/veranda area. The internal vestibule has plenty of light with a decorative glazed modern front door and fully glazed oak internal door and side window. The modern oak flooring that extends throughout the property starts here and seamlessly flows from room to room with a clean no threshold design.

Hall **14' 1" x 24' 7" (4.3m x 7.5m)**

The L-shaped hallway has a large, welcoming reception area connecting the lounge, entrance, dining room and kitchen/snug. The modern theme continues here with oak doors, skirtings, facings and flooring. The underfloor heating removes the need for radiators which adds to the modern look and feel of the space.

Lounge **20' 0" x 15' 9" (6.1m x 4.8m)**

The lounge is a well proportioned space with a large bay window, taking in views over loch Watten and the countryside beyond. Finished with light walls and beautiful oak joinery, this room is a great place to relax after a hard day!

Sunroom **10' 2" x 9' 2" (3.1m x 2.8m)**

Double doors lead from the lounge to the sunroom, located on south east side of the house. Bathed in sun throughout the morning and afternoon, there is notable warmth from the solar gain which spreads through to the lounge. A great place to relax and take in the rolling country views.

Snug **16' 5" x 11' 10" (5.0m x 3.6m)**

Open plan with the kitchen, the snug is the heart of the home with a contemporary wood burning stove set on a rough cut, Caithness stone slate. The south facing French doors open onto a decked rear patio area – ideal for those summer barbeques.

Kitchen **19' 8" x 11' 10" (6.0m x 3.6m)**

The large, modern fitted kitchen benefits from an integrated dishwasher, microwave, grill, oven, electric cooker and stainless steel extractor. There is a black sink with centre bowl and mixer tap. Complete with oak flooring and a tiled splashback.

Dining Room/Games Room **14' 5" x 13' 5" (4.4m x 4.1m)**

Obscured glass double doors connect the snug to the dining room/games room. The pool table doubles as a dining table and blends with the modern oak and bright décor, and can be left subject to separate negotiation. The large window overlooks the decked veranda and manicured front lawn. A great room for hosting a dinner party!

Utility Room **12' 2" x 10' 2" (3.7m x 3.1m)**

The utility room is kitted out with the same style units as the kitchen. It benefits from a stainless steel sink, space for two appliances and the all essential wine cooler. There is a tiled floor and white splashback. The external door leads to the back garden where there is a convenient clothes line.

WC **6' 3" x 3' 3" (1.9m x 1.0m)**

The WC is off the utility and is finished with the same dark tiled flooring. The suite includes a white toilet and basin with a white tiled splashback.

Bedroom 1 **25' 7" x 12' 2" (7.8m x 3.7m)**

As expected in a property this size and luxury, the primary bedroom is a large, executive space with plenty light provided by the dual aspect windows. There is an abundance of storage with a large 4 door sliding wardrobe. As you enter, there is a nook over to the right with access to the ensuite, which would provide an ideal dressing area. The room is well light with an array of recessed ceiling spots.

En-suite **9' 6" x 3' 7" (2.9m x 1.1m)**

The fully tiled ensuite has a clean and contemporary finish, with the traditional shower tray replaced by a fully tiled wetroom floor. The shower enclosure is generously sized with a mains hot water rainfall shower and handheld attachment. The underfloor heating provides an extra touch of luxury!

Bedroom 2 **11' 6" x 10' 2" (3.5m x 3.1m)**

This is a good sized double bedroom with a built in sliding mirrored wardrobe. There is a feature wall with a modern, dark floral wallpaper. The remaining décor is of light walls and the same oak flooring and woodwork that extends throughout the property. The south east facing window gives plenty light and takes in views over the Caithness countryside. Minimalistic lighting is provided by way of 4 x recessed spotlights.

**Bedroom 3** **11' 6" x 9' 6" (3.5m x 2.9m)**

Bedroom 3 is finished with light walls, oak joinery and a built in wardrobe with sliding wooden doors. There is a window to the side garden and 4 x recessed spotlights providing adequate light.

Bathroom **9' 10" x 8' 6" (3.0m x 2.6m)**

The bathroom has a fully tiled floor and partially tiled walls complete with jacuzzi bath, separate shower and vanity which houses the toilet and sink. There is an electric chrome towel rail, additional to the underfloor heating which extends throughout the property. There is a mains hot water rainfall shower with separate handheld shower. The obscured glass window facing the back garden brings plenty light to the room.

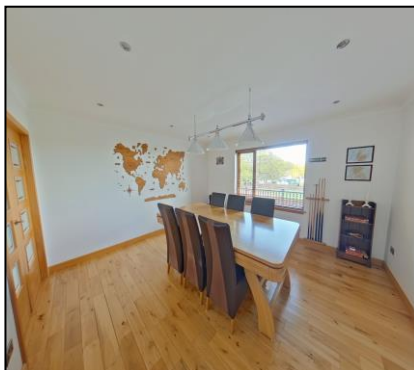
Garage **23' 7" x 19' 0" (7.2m x 5.8m)**

Wooden steps lead from the utility down a level to the integral garage. The double garage has twin Horman roller electric doors. The ground source heat pump and hot water tank are located here. With concrete floors, uPVC window, plenty sockets and water, the garage could have many uses from a workshop to a gym.

Gardens

The front garden is split into a large gravel driveway suitable for at least 4 cars and extensive lawn. There is an enclosed section at the front previously used as a kennel but would also make an ideal chicken enclosure. The front of the house has loch views and a veranda which has an American country feel to it. The rear garden is sheltered with a decked area which seamlessly flows into the kitchen/snug by way of glazed French doors. The house and gardens combine to give the bungalow a unique country vibe.

Curtains and blinds included in the sale. Various items of furniture and white goods can also be included subject to separate negotiation.





Ground Floor



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