



Bona Vista Sarclet Thrumster

**Offers in the
Region Of
£175,000**



- 2 Bedrooms
- Rural location
- Nearby primary school
- Detached bungalow
- Sea & loch views
- Approx. 7 acres of croft land

Modern 2 Bedroom Detached Bungalow with Approx. 7 Acres of Croft Land.

Located close to the friendly village of Thrumster, this modern detached bungalow offers rural living with the convenience of nearby amenities. The property sits on approximately 7 acres of croft land. The bungalow is in need of renovation and features 2 bedrooms and spacious living area. Thrumster village, just a short distance away, has a well-regarded primary school, while the town of Wick is only 4 miles north. Wick is a thriving community offering supermarkets, a leisure centre, a high school, medical and dental services, and a variety of shops and restaurants. This property combines the peace and privacy of rural life with easy access to essential amenities and has stunning views of Loch Sarclet, sea views and surrounding countryside. Oil central heating and double glazing throughout. Council tax band B and EPC rating D.

Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///leopard.sculpture.loaning

**Porch 6' 11" x 3' 3" (2.1m x 1m)**

Enter via a half glazed front door into a large porch. It has a matching adjacent window which floods the room with natural light. A 15 glass panelled door opens into the entrance hall.

Hall 9' 10" x 7' 10" (3m x 2.4m)

An L-shaped entrance hall that is carpeted and neutrally decorated. It has a built in double cupboard and doors opening into the lounge, kitchen, bathroom, bedroom 2, porch and internal hall.

Lounge 14' 5" x 11' 6" (4.4m x 3.5m)

A spacious room that is carpeted and neutrally decorated. It has 2 large windows that overlook the surrounding countryside and sea views. The room is bathed in natural daylight.

Kitchen 11' 10" x 8' 2" (3.6m x 2.5m)

A modern, fitted kitchen that has wood style wall and floor units and tiled splashback. The integrated appliances are: an electric oven, ceramic electric hob with space for an overhead cooker hood. A stainless steel sink with draining board is below a large window overlooking the countryside and sea. A door leads to the utility room.

Utility Room 8' 2" x 5' 11" (2.5m x 1.8m)

A useful utility room that has a glazed external door and a large window overlooking the surrounding countryside. There is plumbing for a washing machine, tumble dryer and space for a fridge freezer. The ceiling has a hatch opening into the loft space and an extractor fan providing additional ventilation.

Shower Room 18' 2" x 6' 7" (2.5m x 2m)

A spacious room that is neutrally decorated and has a vinyl floor. There is a large frosted window providing plenty of natural light and ventilation. In one corner is a shower cubicle with wet wall splashback and an electric shower. This is complemented by a pedestal wash hand basin and toilet.

Bedroom 2 11' 6" x 8' 10" (3.5m x 2.7m)

At the end of the entrance hall is bedroom 2. A well proportioned double bedroom which is carpeted and has a large window overlooking the rear of the property. It is neutrally decorated with a built in double wardrobe with wooden sliding doors.

Inner hall 14' 1" x 3' 3" (4.3m x 1m)

An internal hall that connects the main entrance hall with bedroom 1 and shower room 2.

Shower Room 2 14' 1" x 4' 3" (4.3m x 1.3m)

Was in the process of being renovated. It is accessed from the inner hall and has a large window overlooking the countryside.

Bedroom 1 14' 8" x 9' 2" (4.46m x 2.8m)

It was in the process of being renovated. It is a double bedroom with a window overlooking the countryside and an internal coloured glass brick window borrowing light from the store room.

Store Room 9' 2" x 4' 3" (2.8m x 1.3m)

A store room that houses the oil boiler and is entered externally.

Garden

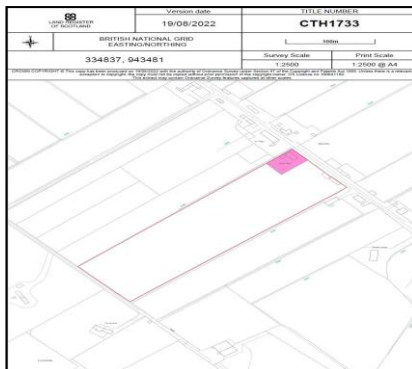
A large wraparound garden that primarily laid to lawn with a tarmacked driveway and a ramp to the utility door. At the rear of the property is a wooden shed and a large wooden workshop. From the garden are stunning views of the sea and Sarclet loch.

Croft Land

Extends to approx. 7 acres

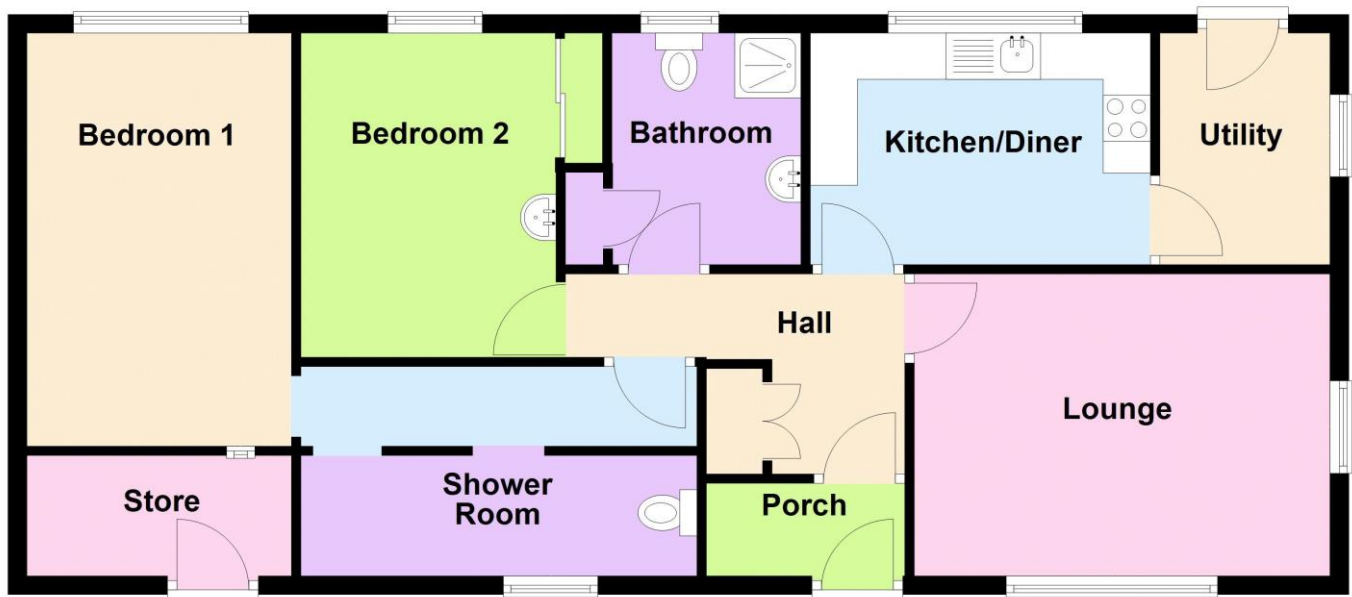
All carpets, curtains and blinds are included in the sale.

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.