Pollard PROPERTY

Roadside Cottage
Skirza
Freswick
by Wick

Offers Over £170,000









- Bungalow
- 2 Bedrooms
- Attic Room (3rd bedroom)
- Sea Views
- Garage
- Solid fuel Rayburn

This charming two bedroom bungalow in Skirza, Freswick, offers peaceful coastal living with beautiful views towards the sea and Castle with a short walk to Freswick beach and a great place to see the Northern Lights. The property features two ground-floor bedrooms and an attic room (currently used as the third bedroom), a bathroom and separate shower room and newly tiled floors throughout. A traditional solid fuel Rayburn adds character and warmth to a country style kitchen making this an ideal home or holiday retreat in the stunning Caithness countryside. Solid Fuel heating. Council tax band A and energy efficiency rating F.

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

What3words: ///lions.puddings.strumming

Kitchen **14' 9" x 12' 6" (4.5m x 3.8m)**
A bright and spacious kitchen featuring a traditional Rayburn cooker, large ceramic sink, ample wooden cabinetry and generous worktop space. The room benefits from large windows allowing plenty of natural light, a tiled floor and a dining area creating a welcoming space for everyday family living.

Bathroom **9' 10" x 6' 3" (3m x 1.9m)**
A spacious and characterful bathroom featuring a beautiful traditional freestanding roll-top bath with elegant claw feet, complemented by a separate WC and vanity unit. Finished in soft, calming tones, wood panelling with natural light from the window, and tiled floor creating a relaxing and inviting space.

Living Room **14' 5" x 12' 6" (4.4m x 3.8m)**
A bright and spacious living room featuring attractive vaulted ceilings with exposed painted beams, and an open fire. With soft neutral tiled flooring and a large window enjoying natural light and lovely views, offers a welcoming and versatile space creating a comfortable lounge area.

Bedroom 1 **12' 6" x 10' 10" (3.8m x 3.3m)**
A bright, airy bedroom with soft peach walls, neutral tones and light tiled flooring. Large windows allow plenty of natural light to fill the space, while warm lighting and subtle rustic details create a cosy, welcoming country-cottage atmosphere.

Bedroom 2 **15' 9" x 10' 6" (4.8m x 3.2m)**
A bright and welcoming bedroom featuring two windows, an external door and access to a separate shower room. The tiled flooring, and natural light create a cosy yet practical space with a charming rustic feel.

Shower Room **5' 3" x 5' 3" (1.6m x 1.6m)**
A fresh and stylish shower room featuring crisp white wall tiles, calming blue walls and a spacious walk-in shower. A window provides natural light and ventilation, while the heated towel rail and tiled flooring add comfort and practicality.

Porch **7' 10" x 5' 11" (2.4m x 1.8m)**
A bright and welcoming porch featuring crisp white plastered walls, a practical tiled floor and a window allowing plenty of natural light, creating a fresh and inviting entrance to the property.

Attic Room (bedroom 3) **14' 5" x 11' 10" (4.4m x 3.6m)**
A bright and airy attic room, currently used as a 3rd bedroom, which is accessed via stairs from the living room. White walls and white wooden flooring create a fresh, spacious feel, while the Velux window provides natural light and a charming sense of character.

Hall **8' 10" x 4' 3" (2.7m x 1.3m)**
A welcoming hallway featuring clean white walls and practical tiled flooring, creating a fresh, light and easy-to-maintain entrance to the home.

Garage **20' 0" x 9' 6" (6.1m x 2.9m)**
Good sized garage with power supplied. Also 2 sheds with power for outdoor storage.

Garden
The property has a gated entrance with gravel drive and parking spaces. A substantial lawn area which is fenced off surrounds the property.

All carpets and curtains are included in the sale.








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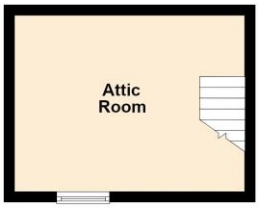
Ground Floor



First 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.

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