



**23  
Bishops Drive  
Scrabster**

**Offers over  
£335,000**



- 4 / 5 Bedrooms
- Walk in condition
- Double garage
- Detached house
- Modern decor
- Countryside view

**A beautifully presented detached 4/5 bedroom house with integral double garage, set in a highly sought after location.**

**The property is in immaculate, walk-in condition and is stylishly decorated throughout, featuring a contemporary designer kitchen, modern bathroom and high quality finishes. Externally, there is a generous tarmac driveway and an attractive wraparound garden enjoying open views over the surrounding countryside.**

**Council tax band E and energy performance rating D. For a Home Report and the 360 tour, please go to our website: [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)**

**What3words: ///investors.dress.cigar**

**Porch** **6' 7" x 5' 7" (2m x 1.7m)**

Enter via a half glazed front door into a bright and welcoming porch. The room has vinyl flooring and is neutrally decorated. A fully glazed internal door opens into the hall.

**Hall** **11' 10" x 7' 7" (3.6m x 2.3m)**

A bright entrance hall with neutral décor and fitted carpet. Glazed doors lead to the lounge, kitchen, porch, and versatile playroom/bedroom 5, while 2 solid doors open to a WC and an under stairs cupboard. A carpeted staircase with contemporary glass and oak balustrade rises to the first floor landing.

**Lounge** **15' 9" x 13' 1" (4.8m x 4m)**

A spacious lounge that is carpeted and decorated in simple tones. It is bathed in natural daylight by a bay window that stretches across the width of the room and overlooks the front garden.

**Playroom / Bedroom 5** **9' 6" x 11' 10" (2.9m x 3.6m)**

A bright, carpeted room that is currently being used as a playroom but could easily be used as an additional bedroom. It has a glazed door accessing the hall and a window overlooking the front of the property.

**WC** **5' 7" x 5' 7" (1.7m x 1.7m)**

A handy downstairs WC that has underfloor heating, tiled walls and floor with a ceiling extractor fan. There is a modern white toilet and floating vanity unit with inset wash hand basin. Above this is an illuminated mirror.

**Kitchen** **13' 9" x 9' 10" (4.2m x 3m)**

A spacious modern galley kitchen which has glazed doors accessing the dining room, utility and hall. The room is neutrally decorated with underfloor heating, a ceramic tiled floor and a large window overlooking the rear garden and countryside. There are fitted floor and wall kitchen units in a wood design with a grey composite stone worktop and matching mini splashback. The wall units have a glass panel and are internally lit whilst the floor units have underlighting. The integrated appliances are: an electric oven, microwave, fridge, dishwasher, a ceramic induction hob with a flexizone and an overhead extractor plus a Quooker hot water tap.

**Dining Room** **14' 1" x 11' 2" (4.3m x 3.4m)**

A large room that has a wooden floor and neutral decoration. There are French doors opening out on to a patio in the rear garden and a glazed internal door to the kitchen.

**Utility room** **13' 9" x 5' 3" (4.2m x 1.6m)**

A useful room that has underfloor heating, the same fitted floor units as the kitchen and has a built in fridge freezer and plumbing for a washer/dryer. The room is neutrally decorated with a ceramic tiled floor, large window and half glazed external door opening out into the rear garden. Solid internal doors access the study, garage and cupboard.

**Study** **9' 2" x 5' 7" (2.8m x 1.7m)**

A private study that is carpeted, decorated in cool tones and has a window overlooking the rear garden.

**Garage** **19' 0" x 18' 4" (5.8m x 5.6m)**

A well proportioned double garage with an electric up and over door, strip lighting and electric sockets. A window overlooking the side of the property offers natural daylight.

**Landing** **21' 4" x 6' 7" (6.5m x 2m)**

A long landing that is carpeted and neutrally decorated and has a ceiling hatch accessing the loft space. Doors lead to 4 bedrooms, bathroom and large cupboard.

**Bathroom** **9' 10" x 8' 10" (3m x 2.7m)**

A contemporary bathroom that has underfloor heating, ceramic tiled floor and walls, 2 large Velux windows and a chrome heated towel rail. The modern bathroom suite consists of a walk in shower with a mains shower that has jets, hand and raindrop showerheads, a white jacuzzi bath tub, toilet and a floating vanity unit inset with a white wash hand basin and illuminated mirror above.

### **Bedroom 1** **15' 9" x 14' 9" (4.8m x 4.5m)**

An elegant king sized bedroom that is neutrally decorated and carpeted. It has a large dormer window and along one wall are built in double wardrobes with mirrored sliding doors. A wooden door leads into the shower en-suite.

### **En-suite** **8' 6" x 6' 7" (2.6m x 2m)**

A useful en-suite that has underfloor heating, a ceramic tiled walls and floor, a large frosted window and a chrome heated towel rail. There is a walk in shower with a mains shower and raindrop showerhead, white toilet, and bracket wash hand basin with vanity unit.

### **Bedroom 2** **14' 9" x 9' 10" (4.5m x 3m)**

Another spacious king sized bedroom that is carpeted, neutral decoration and a vaulted ceiling. There are 2 windows overlooking the rear garden and along one wall are built in double wardrobes with mirrored sliding doors.

### **Bedroom 3** **13' 1" x 8' 10" (4m x 2.7m)**

A neutrally decorated, carpeted double bedroom with a half vaulted ceiling. It has a built in wardrobe with a wooden door and a window overlooking the front garden and partial sea view.

### **Bedroom 4** **13' 1" x 8' 10" (4m x 2.7m)**

A mirror image of bedroom 3.

### **Garden**

A large, low maintenance wraparound garden that has a Caithness stone dyke wall boundary. The rear garden is primarily laid to lawn with a paved patio, drying area, wooden shed and is backed by fields. Two gates at either side of the property open to the front garden that has a wide tarmacked driveway and open plan lawn.

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

Please call Pollard Property on 01847 894141 to arrange a viewing.







**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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