



**Bayview Cottage
Porskerra
Melvich**

**Offers Over
£120,000**



- 2 Bedrooms
- Detached house
- Sea views
- Semi-rural
- Chain free
- Village location

**** £10,000 below Home Report valuation ****

Detached 2 Bedroom House with Stunning Coastal Views Located in Porskerra, this charming detached 2 bedroom home offers a rare opportunity to enjoy tranquil living with breathtaking views across Melvich Bay and the dramatic Sutherland coastline. The property benefits from its own driveway and garden, providing both convenience and outdoor space to relax and unwind. Situated within the friendly community of Melvich, and just 18 miles from Thurso town centre, residents can enjoy the perfect balance of rural beauty and easy access to essential amenities. In Thurso, you'll find shops, leisure facilities, a cinema, medical and dental surgeries, secondary schools, as well as a college. Whether you're seeking a peaceful retreat, a family home, or a property with investment potential, this delightful house combines coastal charm with excellent local facilities. The property benefits from oil central heating and double glazing throughout. Council tax band B and energy performance rating F.

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

What3words: ///shorthand.doctors.unravel

**Porch** **5' 7" x 3' 3" (1.7m x 1m)**

Enter via the front door into the porch. It is a useful boot room / storm porch. An etched glass panelled door opens into the hallway.

Entrance Hall **9' 10" x 4' 11" (3m x 1.5m)**

A bright, welcoming hall that is carpeted and neutrally decorated. It has natural light from the panelled etched glass porch door and borrowed light from the landing window. There are doors to the lounge, bedroom 1 and an under stairs cupboard. A carpeted staircase goes up to the first floor landing.

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

A spacious, carpeted double bedroom that is bathed in natural daylight by a window overlooking the front of the property.

Lounge **19' 8" x 13' 1" (6m x 4m)**

An L-shaped room that is carpeted and neutrally decorated. It has a dual aspect with views of the front and rear of the property making it welcoming and bright. One of the windows is recessed with a built in cupboard beneath. An elegant stone fireplace with a modern pebble style electric fire provides a cosy focal point to the room. It has doors leading into the hallway and vestibule.

Vestibule **7' 7" x 6' 11" (2.3m x 2.1m)**

A connecting room to the shower room, lounge and kitchen/diner. It is carpeted, neutrally decorated and has a frosted glass external door with matching side panel that floods the room with light whilst accessing the rear garden.

Shower Room **6' 11" x 6' 11" (2.1m x 2.1m)**

A well proportioned room with vinyl flooring, wet wall cladding and a large frosted window providing light and ventilation. There is a corner shower cubicle with an electric shower, white toilet and wash hand basin with vanity unit beneath. A built in wall cupboard by the window allows for extra storage.

Kitchen/Diner **15' 1" x 14' 5" (4.6m x 4.4m)**

A spacious room that is flooded from daylight by 3 windows overlooking the rear and sides of the property. It is neutrally decorated and carpeted. There are fitted wall and floor kitchen units in a wood design with a mock marble worktop and tiled splashback. This incorporates a 1 1/2 stainless steel sink/drainage, an integral electric oven, a 4 burner electric hob and overhead extractor fan. There is plenty of space for a fridge freezer, table and seating for 4 people.

Utility Room **7' 10" x 4' 11" (2.4m x 1.5m)**

Enter from a door accessed by the kitchen/diner. The room is neutrally decorated with a quarry tiled floor and a large window overlooking the rear garden. It has plumbing for a washing machine and tumble dryer.

Landing **11' 6" x 6' 3" (3.5m x 1.9m)**

A wide landing that is carpeted and has a large dormer window overlooking the rear of the property and takes full advantage of the beautiful coastal views. Doors lead off to the bathroom and bedroom 2.

Bedroom 2 **11' 2" x 10' 2" (3.4m x 3.1m)**

A carpeted double bedroom with neutral decoration and a half vaulted ceiling and a large dormer window. This bathes the room in natural light and has stunning views of the sea and coastline. There is a built in wardrobe with a wooden folding door.

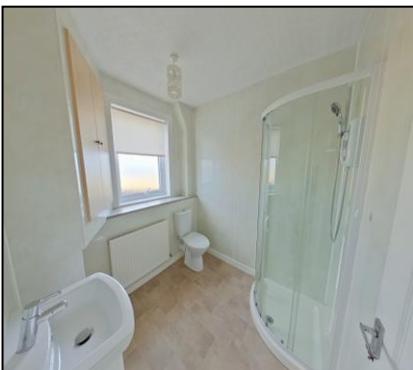
Bathroom **9' 10" x 6' 11" (3m x 2.1m)**

A large retro style bathroom with a green bath, toilet and wash hand basin suite. The room has a half vaulted ceiling, vinyl flooring, tiled splashbacks, built in cupboard with a louvred door and a large frosted glass window.

Garden

The front garden has been crazy paved with easy access for parking. There is a block and dyke wall boundary that continues to the rear garden. This is laid to lawn and has a ranch fence boundary.

All carpets curtains and blinds are included in the sale. Please contact Pollard Property on 01847 894141 to arrange a viewing.

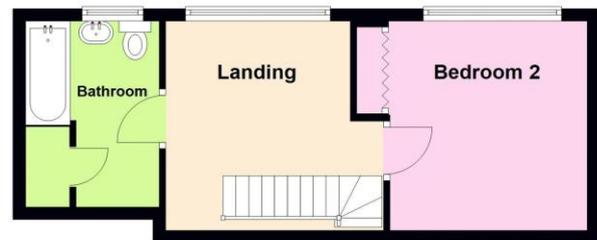




Ground Floor



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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