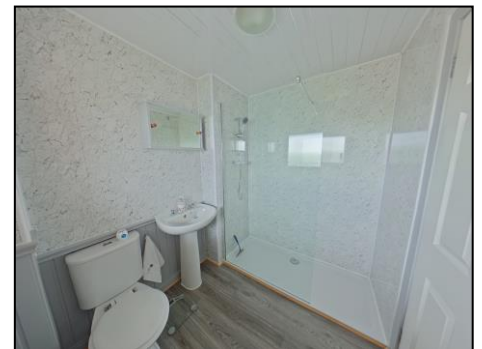




**6
Mackay Terrace
Portskerra**

**Offers over
£80,000**



- 1 Bedroom
- Walk in condition
- Large garden
- Semi-detached bungalow
- Multi fuel stove
- Village location

A one bedroom semi-detached bungalow set within a corner plot in the picturesque coastal hamlet of Portskerra. The location is in walking distance to the stunning Melvich Bay and has views of the surrounding Sutherland countryside, offering a peaceful and scenic setting. Nearby, the welcoming village of Melvich provides a sense of community, while the town of Thurso (just 18 miles away) offers a wider range of amenities including shops, leisure facilities, a cinema, medical and dental services, primary and secondary schooling, and further education options.

The accommodation comprises a porch, hallway, lounge, kitchen, shower room, bedroom and rear lobby.

This property would suit a variety of buyers, including those seeking a tranquil retreat, a first home, or an investment opportunity.

LPG gas central heating and double glazing throughout. Council Tax Band A and Energy Performance Rating E. A Home Report and virtual tour are available on our website: pollardproperty.co.uk

What3Words: [///connected.vocab.briskly](https://www.what3words.com/connected.vocab.briskly)

**Porch & Hall** **9' 10" x 3' 3" (3m x 1m)**

Enter via a glazed front door into a bright and welcoming porch/hall. It is neutrally decorated with a laminate floor and doors accessing the lounge, bedroom, shower room and 2 built in cupboards.

Lounge **14' 5" x 10' 10" (4.4m x 3.3m)**

A spacious room that is carpeted and stylishly decorated. It has a large window overlooking the front garden that bathes the lounge in natural daylight. A multi-fuel stove is set on an attractive Caithness stone hearth making a cosy focal point. Doors open to the hall and kitchen.

Kitchen **9' 6" x 8' 2" (2.9m x 2.5m)**

The kitchen is neutrally decorated and features vinyl flooring, a uPVC tongue and groove ceiling, and a window overlooking the rear garden. Doors access the lounge and rear lobby. There is a range of floor and wall mounted units in a wood effect finish, complemented by faux grey marble worktops and a tiled splashback. Integrated appliances include a 4 burner electric hob, electric oven and extractor hood. Additional space is available for an under counter fridge and there is plumbing for a washing machine.

Rear Lobby **4' 7" x 3' 3" (1.4m x 1m)**

A handy lobby that is neutrally decorated and has a deep built in cupboard and an external glazed door opening into the garden.

Shower Room **6' 11" x 5' 11" (2.1m x 1.8m)**

Decorated in a modern style with light grey marblised wet wall and partial tongue and groove wood panelling on the walls, a uPVC white/silver tongue and groove ceiling and laminate flooring. There is a walk in shower cubicle with a main shower, white toilet and pedestal wash hand basin. A large frosted window provides plenty of natural daylight and ventilation.

Bedroom **14' 1" x 9' 2" (4.3m x 2.8m)**

A spacious double bedroom that is carpeted, neutrally decorated and has 2 windows overlooking the rear garden that bathes the room in natural light.

Garden

A generous corner plot with a walled front garden and steps to the front door from the pavement. It is primarily lawn with established planting and flower bed. A path runs along the side of the property to a wooden gate to the rear garden that is secure via a fence and wall boundary. There is a paved patio, wooden shed, lawn and flowerbed.

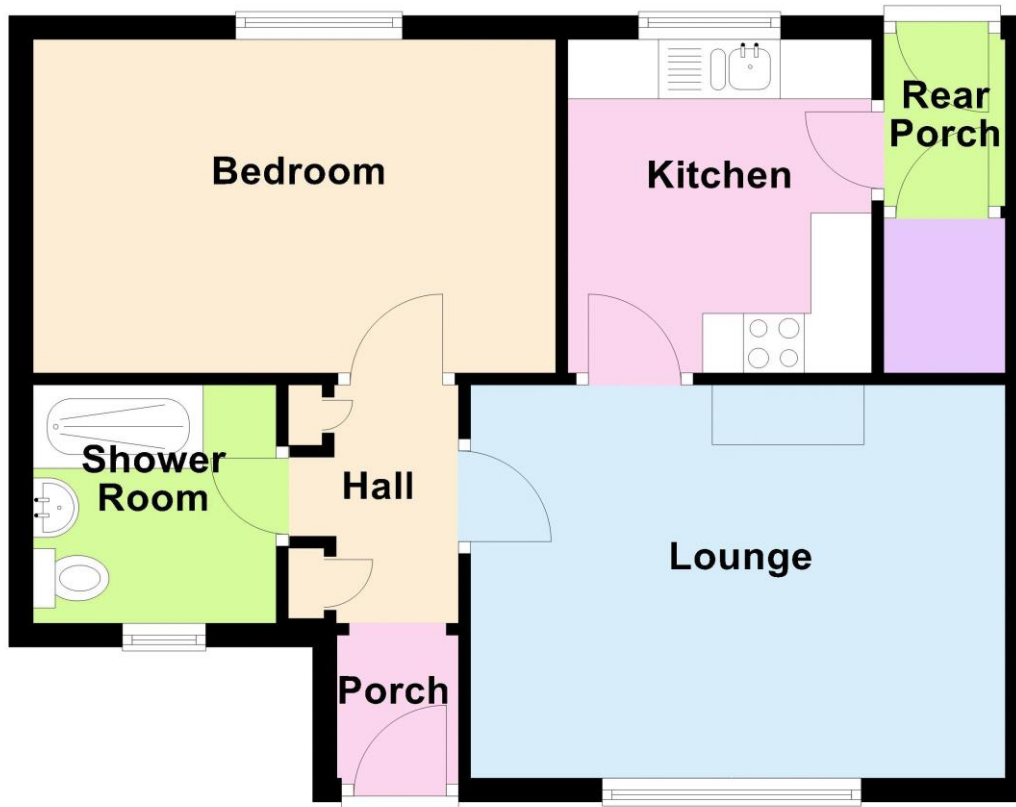
All carpets, curtains and blinds are included in the sale.

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.