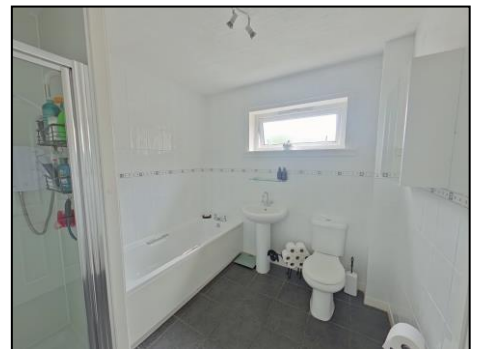




Torvega East Murkle Murkle

**Offers Over
£255,000**



- 3 Bedrooms
- Garage
- Sea Views
- Driveway
- Extensive Gardens
- Oil Heating

This detached 3 bed bungalow is situated in the Murkle area, only a short drive to the Thurso. It is slightly elevated and has beautiful views over Dunnet head and the Pentland Firth. There are extensive established gardens. Accommodation includes 3 bedrooms, snug, lounge, bathroom, kitchen, WC and integral garage. Oil heating. Council Tax Band D. Energy Performance Certificate D.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///zest.wades.chariots

**Back Lobby** **9' 10" x 3' 3" (3.0m x 1.0m)**

The lobby is used as the main entrance. The garage, WC and kitchen are accessed from here. Attractively decorated with a blue/grey painted wood panelling and textured paper. Wood effect vinyl flooring to finish.

Garage **18' 4" x 10' 6" (5.6m x 3.2m)**

A single garage with an up and over door to the drive and a window to the back which overlooks the fields. Floor is concrete. Power and water is available, making it ideal for a utility space.

WC **7' 10" x 3' 3" (2.4m x 1.0m)**

WC is fitted with a white toilet and sink. There is an obscured glass white uPVC window. Walls are done in a white paper paired with wood look vinyl floor.

Kitchen/Diner **17' 9" x 9' 10" (5.4m x 3.0m)**

This is a large room designed with the kitchen units wrapping round one end with a space for a large dining table in the centre. The units are a wood effect door with chrome handles. Matching splashback and worktops. Appliances include a ceramic hob, electric fan oven, hidden extractor and integrated dishwasher. There is a stainless steel sink with centre bowl and mixer tap. Decorated tastefully with a white wood panelling, light walls and wood effect vinyl floors.

Snug **18' 4" x 10' 2" (5.6m x 3.1m)**

The snug is directly off the kitchen. It is a cozy room with a multifuel stove and country views. Decorated with a modern off white wall colour and wood laminate flooring.

Hall **18' 4" x 9' 10" (5.6m x 3.0m)**

An L-shaped hall leading to 3 bedrooms, bathroom, front porch, snug and lounge. Decorated with light chocolate coloured carpet with textured wallpaper.

Lounge **18' 4" x 13' 5" (5.6m x 4.1m)**

The lounge has a floor to ceiling window bay which faces the views over Dunnet Head and the Pentland firth. There is currently a small table with 2 chairs in the window bay which provides a lovely place to relax and enjoy the views. There is a black Caithness slate fireplace with electric stove and wood surround. Carpets are natural coloured with light walls.

Bedroom 1 **11' 10" x 11' 6" (3.6m x 3.5m)**

A double bedroom with a south facing window. Decorated with natural, light colours and carpets. There is a large built in wardrobe with double louver doors.

Bedroom 2 **14' 1" x 9' 10" (4.3m x 3.0m)**

Double bedroom with a light brown carpet and textured papered walls. A north facing wide window takes in the sea views.

Bedroom 3 **11' 10" x 9' 10" (3.6m x 3.0m)**

The third bedroom is another good sized room, currently laid out as a twin bedroom. Views over the gardens and Pentland firth. Decorated with light brown carpets and off white walls.

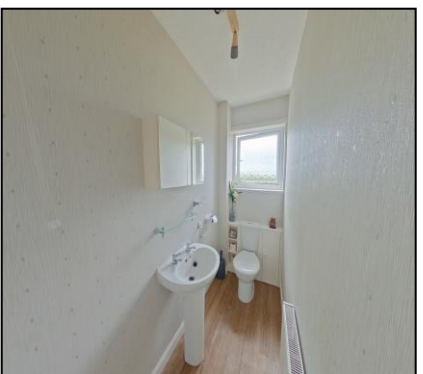
Front Porch **5' 7" x 3' 7" (1.7m x 1.1m)**

A uPVC front door with glazed side panel leads into the front porch. The glazing is obscured. The internal partition to the hallway is fully glazed allowing light to flood through. Decorated in the same neutral theme as the hallway.

Gardens

The gardens are extensive both in size and landscaping. There are 3 defined areas including a large green with established greenery at the front. Behind this there is a lawn next to the front of the house which has a range of plants and shrubs offering colour through the spring and summer months. The rear garden is adjacent to the driveway and has a drying green. There is a small timber shed.

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





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.

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