

Banks Cottage Weydale by Thurso

**Offers Over
£315,000**



- Detached Bungalow
- approx. 5 acres of land
- Garage
- 4 Bedrooms
- Agricultural outbuilding
- LPG gas central heating

A rare opportunity to purchase a 4 bedrooomed detached bungalow with garage, stone barn, and also approx. 5 acres of land with agricultural building in the Weydale area. The property is situated approx. 4 miles from the town of Thurso, which has all the usual amenities including GP surgery, dental surgery, primary and secondary school, supermarkets and transport links. Accommodation includes 4 bedrooms, bathroom, lounge, kitchen/diner, WC and integral garage. Externally there is a stone barn, small stone outbuilding, agricultural outbuilding and 5 acres of well maintained fields. LPG gas central heating. Energy performance certificate F. Council tax band D.

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

What3Words: ///viewing.unite.secondly

**Hall 44' 3" x 14' 9" (13.5m x 4.5m)**

A uPVC front door leads into the hall which has a wide entrance area with oak flooring and a cupboard. This opens out to the long hallway which runs the length from the bedrooms to the kitchen. All internal joinery and doors are oak and the hall is decorated with light wallpaper.

Lounge 18' 8" x 15' 9" (5.7m x 4.8m)

This is a large room with two south/west facing windows. The room is bright with light carpets and light papered walls. There is an open fireplace at the centre with a slate hearth and wood surround.

Kitchen/Diner 26' 7" x 13' 9" (8.1m x 4.2m)

Originally the kitchen and diner were two separate rooms but a wall has been removed to make it all open plan. The kitchen, at one end, has been designed with cooking in mind with lots of work surface, a range cooker and breakfast bar. There is space for a free standing fridge freezer which has plumbing available to connect water. There is a cookerhood over the range and space for a dishwasher. The sink is stainless steel with a centre bowl and mixer tap. There is access to the back porch and garage. There is also a WC off the dining room and a door to the rear gardens.

WC 7' 3" x 2' 11" (2.2m x 0.9m)

The WC consists of a white toilet and sink. The room has a purple colour theme and there is an obscured glass window to the back garden.

Bathroom 11' 10" x 6' 7" (3.6m x 2.0m)

The large family bathroom consists of shower, bath, toilet and vanity with sink. The suite is white with chrome fittings. There is good storage courtesy of the vanity. The bath and shower surrounds are a matching blue wetwall, Vinyl flooring and light blue walls finish the look. There is an obscured glass window overlooking the back garden.

Bedroom 1 16' 1" x 11' 6" (4.9m x 3.5m)

The main bedroom two windows, light carpets and walls with one papered wall. There is a built in double wardrobe with sliding doors.

Bedroom 2 11' 10" x 11' 10" (3.6m x 3.6m)

This is another good sized double bedroom with two windows which allow plenty of light. The room is finished off with blue carpets and light blue walls, with one red wall. There is a large wardrobe.

Bedroom 3 11' 10" x 10' 10" (3.6m x 3.3m)

This is a slightly smaller double bedroom, also with fitted storage. There is one window overlooking the back garden. Blue fitted carpet and light yellow walls.

Bedroom 4 11' 10" x 10' 6" (3.6m x 3.2m)

Bedroom 4 is currently used as an office. It has a built in cupboard. Decorated with white walls and light blue carpet.

Garage 18' 8" x 13' 1" (5.7m x 4.0m)

The garage can be accessed directly off the kitchen porch. It has a sectional powered garage door, concrete floors, utility area with space for washing machine, drier and additional fridge or freezer. The gas boiler is also located in the garage.

Gardens

The immediate gardens round the house are beautifully established with traditional stone boundary walls. The garden is sectioned with a large "kitchen garden", rear garden and front garden. The rear garden has a large stone outbuilding ideal for storing a lawnmower, garden tools and more. There is a second stone building, which is nestled in the trees and looks very picturesque.

Agricultural Outbuilding **49' 3" x 28' 10" (15.0m x 8.8m)**

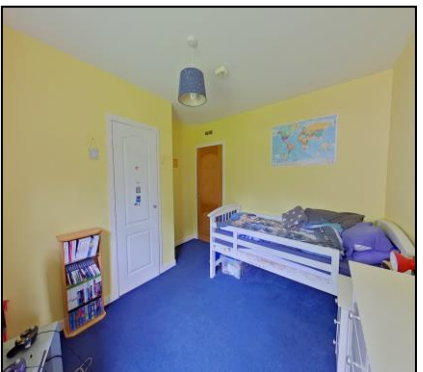
Currently used as a stables but could serve a variety of purposes from crofting to mechanics. There is a section partitioned off for a WC and tack room.

Land

Approx. 5 acres.

Extended area of ground, laid out to grass paddocks and appear to be well fenced with posts and wire fencing.

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

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