



Longa Dunnet

**Offers Over
£275,000**



- 4 Bedrooms
- Grounds extend to approx. 1 acre
- Views towards St John's Loch, Pentland Firth & Orkney
- Bungalow
- Oil Central Heating
- Ample Parking

Longa is a spacious detached four-bedroom traditional cottage/bungalow, understood to have originally served as the old Poor House and later extended around 50 years ago. Set in a generous plot understood to extend to approximately one acre on the outskirts of Dunnet, the property offers single-level accommodation, a large attached garage, ample parking, oil-fired central heating and views towards St John's Loch, the Pentland Firth, Orkney and the surrounding countryside. Longa offers flexible accommodation and significant potential as a family home, retirement property or rural base. Dunnet village, beach, hotel, forest walks, Rock Rose gin distillery and local community facilities are nearby, with Thurso and Wick providing wider services including GP, dental, hospital and transport links. Accommodation includes: 4 bedrooms, open plan lounge and diner, kitchen, 2 WCs, bathroom, utility, garage and a few smaller rooms besides. Oil heating. Council tax band E and Energy Performance Certificate rating E.

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

What3Words: ///parsnips.embers.breeding

**Porch 7' 3" x 5' 7" (2.2m x 1.7m)**

The front porch has wrap around white uPVC windows facing the garden and driveway and a matching half glazed white front door. Finished with a wood effect vinyl flooring and off white painted walls.

Vestibule 9' 10" x 5' 11" (3.0m x 1.8m)

This entrance room links the kitchen, dining room and porch. It provides a good space for boot storage and/or a sideboard. Decorated with wood effect vinyl floors and off white walls.

Lounge/Diner 29' 2" x 16' 9" (8.9m x 5.1m)

A spacious room with a central Caithness stone fireplace dividing the lounge and dining room. At the dining side there are two large windows and a small hatch to the kitchen. The lounge has one large window to the south, taking in St John's Loch. Decor is an off-white colour with a ceiling border. Flooring is a blue carpet.

Hall 41' 4" x 2' 11" (12.6m x 0.9m)

The long hallway extends from the lounge and gives access to the 4 bedrooms, bathroom and WC. Finished with a light textured wallpaper and light carpets. There is a window at either end giving plenty of light.

Bedroom 1 12' 6" x 10' 10" (3.8m x 3.3m)

Bedroom 1 is a well proportioned room with a window overlooking the front garden. Storage is provided by a bank of built in wardrobes which have a light coloured wood grain door and chrome handles. Finished with patterned wallpaper and natural coloured carpets.

Bedroom 2 13' 5" x 11' 10" (4.1m x 3.6m)

A large bedroom with blue colour schemes including a patterned carpet and light walls. The door is wooden with an obscured glass panel.

Bedroom 3 10' 6" x 8' 10" (3.2m x 2.7m)

This is a large single/small double sized room with window to the front garden. Finished with light decor and carpets.

Bedroom 4 13' 5" x 8' 10" (4.1m x 2.7m)

Large double bedroom with window overlooking the front garden. This bedroom has plenty of storage, given the twin double built-in wardrobes. There is a fitted vanity with sink in the corner. Decorated with light carpets and white walls.

WC 7' 7" x 4' 11" (2.3m x 1.5m)

This is a large WC fitted with a light green sink and toilet. Wall tiles are green with a white tile effect vinyl flooring.

Bathroom 8' 10" x 6' 11" (2.7m x 2.1m)

The family bathroom is finished in the same colour scheme as the neighbouring WC with green tiles and white vinyl floor. The suite includes a shower tray with curtain, bath and sink, all in a light green colour. There is a bar style chrome mixer shower.

Kitchen/Diner 16' 9" x 16' 9" (5.1m x 5.1m)

The kitchen is L-shaped with a dining area adjacent to two large windows giving views over the front garden. The large kitchen area is kitted out with pine cabinets and a green worktop. Integrated appliances include oven, microwave and ceramic hob. There is a space for a dishwasher and under counter fridge. There is a serving hatch to the dining room and a third window at the stainless steel sink. Flooring is a wood-effect vinyl flooring with light patterned wallpaper and a brown tiled splashback.

Rear Lobby 15' 9" x 4' 3" (4.8m x 1.3m)

The large rear lobby connects the garage, store, utility, WC, kitchen and back door. There is plenty of space to make this a boot room. Finished with tile effect vinyl flooring and light walls. Internal doors are a wood finish and the external door is a half glazed white uPVC door.

Utility 11' 6" x 6' 11" (3.5m x 2.1m)

The utility houses the oil boiler, there are fitted wooden shaker kitchen units with a stainless steel sink and white tiled surround. There is space for two appliances. The walls are fitted with a large number of coat hooks. Vinyl floors to match the hall, and walls are a pale yellow colour.

WC 6' 11" x 3' 3" (2.1m x 1.0m)

The WC is kitted out with a white toilet and sink. There is a small obscured glass window overlooking the back garden. Chrome toilet roll and towel ring. Vinyl floors and light walls.

Store 6' 11" x 4' 11" (2.1m x 1.5m)

This is a large store room kitted out with shelving all round and two pegboards for tool storage. This is also a great place for a spare fridge freezer or pantry cupboard. Vinyl flooring and blue walls.

Garage 24' 11" x 16' 9" (7.6m x 5.1m)

Large double garage with concrete floors, brick walls and plaster boarded ceiling. The garage door is a 6 section folding wooden doors with glazing. There is a large window to the back garden. Garage has power, water, shelving and an inspection pit.

All carpets, curtains & blinds included in the sale.

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





Ground Floor



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