

## 5 Harland Gardens Castletown

**Offers over  
£82,000**



- 3 Bedrooms
- Popular area
- Large garden
- Semi-detached house
- Village location
- Ideal family home

A 3 bedroom semi-detached house offering a fantastic opportunity for family living, featuring secure front and rear gardens perfect for children and pets.

Situated in the popular and vibrant village of Castletown, the property enjoys a prime location on the renowned North Coast 500 route, just a short walk from the breathtaking Dunnet Beach, famed for its 2 miles of golden sand. Castletown provides a range of local amenities, including shops, hotels, a primary school, and a doctor's surgery, while the nearby town of Thurso (approximately 5 miles away) offers an even wider selection of shops, services, and facilities.

An ideal family home in a sought after coastal location, combining convenience, community, and the beauty of the North Highlands.

Electric heating. Council tax band A and EPC rating F. Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: ///bullion.sudden.income

**Hall 12' 6" x 6' 3" (3.8m x 1.9m)**

Enter at the side of the property into the hall via a half glazed front door. The bright hall is naturally lit by a window overlooking the side of the property and has laminate flooring. Doors access the bathroom and lounge; and a carpeted staircase goes up to the first floor landing.

**Bathroom 9' 2" x 6' 3" (2.8m x 1.9m)**

A well proportioned room has vinyl flooring, a frosted window and an electric chrome heated towel rail. There is a P-shaped bath with wet wall splashback and an electric shower. This is complemented by a wash hand basin and toilet.

**Lounge 13' 5" x 12' 6" (4.1m x 3.8m)**

A spacious lounge that has oak flooring and a large window overlooking the front garden. There is a decorative fireplace with a Caithness stone hearth. A glass panelled door accesses the kitchen.

**Kitchen 12' 10" x 7' 10" (3.9m x 2.4m)**

A galley kitchen with a vinyl floor, a window overlooking the rear garden and an archway to the dining room/sunroom. There is a fitted kitchen with red wall and floor units and dark grey worktops that accommodate space for a standalone electric oven, under counter fridge and plumbing for a washing machine.

**Dining room/sunroom 8' 6" x 6' 3" (2.6m x 1.9m)**

A sunny room that has a wooden floor, patio doors and a single door that open into the rear garden.

**Landing 9' 10" x 3' 3" (3m x 1m)**

Carpeted stairs lead up to the first floor landing. It has a window overlooking the side of the property and doors opening into the 3 bedrooms. A ceiling hatch accesses the loft space.

**Bedroom 1 13' 9" x 10' 2" (4.2m x 3.1m)**

A spacious double bedroom that is carpeted and is flooded by natural daylight by a window overlooking the front garden. It has 3 built in wardrobes that provide plenty of storage.

**Bedroom 2 9' 10" x 8' 2" (3m x 2.5m)**

Another sunny double bedroom that is carpeted and has a window overlooking the rear garden.

**Bedroom 3 11' 2" x 7' 7" (3.4m x 2.3m)**

A single bedroom that is carpeted and has the same sunny outlook as bedroom 2 and views of the rear garden.

**Garden**

The rear garden is primarily laid to lawn with a patio area, gravel and decking. There is a brick built shed and established shrubs and trees. A path leads to the front garden which has a lawn with flower beds and a stone wall boundary and metal gate.



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

Please call 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](http://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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