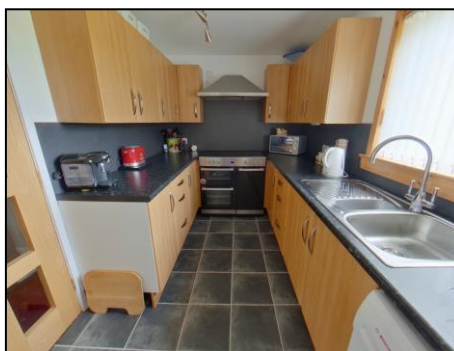




2
Burnside Cottage
Durran
Castletown

Offers Over
£105,000



- 3 Bedrooms
- Oil central heating
- Country views
- Semi-detached bungalow
- Large back garden
- Rural location

A 3 bedroomed, semi-detached bungalow in a quiet countryside location. Situated approx. 7 miles from Thurso and 3 miles from Castletown. The town of Thurso has all the conveniences associated with small towns including supermarkets, train and bus links, schools, colleges, GP and dentist surgeries, cinema and restaurants. The village of Castletown has a Primary School, doctor's surgery, hotel etc.

The property layout: vestibule, hall, back lobby, lounge, kitchen, 3 bedrooms and shower room. Outdoor storage includes an attached stone built shed and a large metal garden shed. Oil central heating and double glazing throughout. Council tax band A and EPC rating D.

For more information and the virtual viewing, please visit www.pollardproperty.co.uk
What3words: ///twilight.heartened.proved

**Vestibule** **3' 7" x 3' 7" (1.1m x 1.1m)**

Approach the property via 5 steps to a glazed uPVC front door leading into the vestibule. It has a parquet floor and light coloured walls with a dado rail. A modern, glass 4 panelled oak door opens to the hall.

Hall **5' 7" x 18' 4" (1.7m x 5.6m)**

The L-shaped, carpeted hall accesses the lounge/diner, kitchen, shower room and 3 bedrooms. A ceiling hatch opens into the loft space.

Lounge/Diner **19' 8" x 11' 10" (6.0m x 3.6m)**

Enter via a similar glass door as the vestibule into this bright, spacious room which runs along the width of the property. There is a window overlooking the front garden and French doors at the dining area end opening onto an outside raised decked area. This room is carpeted and has an inset multi-fuel stove set upon a Caithness stone hearth with a decorative stone surround making a cosy focal point. The dining area has space for a table and seating for 6 people.

Kitchen **10' 6" x 6' 11" (3.2m x 2.1m)**

Glass panelled oak double doors open into the kitchen. This room has fitted wall and floor units that are wood effect with a dark worktop and grey splashback. It benefits from a large, standalone, modern electric range cooker with an overhead stainless steel cooker hood and plumbing for a washing machine. The stainless steel sink has a swan neck tap and 1 and a half bowls below a large window overlooking the rear garden and countryside. The range cooker and washing machine are included in the sale. There is grey tile effect laminate flooring and neutral decoration. An opening leads into the rear lobby.

Rear Lobby **7' 3" x 3' 7" (2.2m x 1.1m)**

The rear lobby has the same flooring as the kitchen and wood panelling on the wall. There is space for an American style fridge freezer and has a half glazed external uPVC door leading out to the rear garden.

Shower Room **5' 11" x 5' 3" (1.8m x 1.6m)**

The shower room is fitted with a quadrant shower cubicle with an electric shower. There is a designer white wash hand basin inset a white vanity unit and below a wall mounted, illuminated mirror. The walls are partial wet wall splashback and the toilet is below a large, frosted window.

Bedroom 1 **14' 9" x 10' 2" (4.5m x 3.1m)**

This is a large, well proportioned south facing double bedroom. It is carpeted and has a large window overlooking the front of the property and countryside.

Bedroom 2 **12' 2" x 10' 2" (3.7m x 3.1m)**

A double bedroom with neutral decoration and wood effect laminate flooring. The window overlooks the rear garden and countryside.

Bedroom 3 **8' 10" x 7' 10" (2.7m x 2.4m)**

A single bedroom which is currently being used as a craft room. It has a built in wardrobe, wood effect laminate flooring and neutral decoration. A south facing window overlooks the rear garden and countryside.

Garden

The large rear garden is mainly laid to lawn and has an attractive Caithness stone dyke wall and wire fence boundary. There are steps down from the rear lobby into the garden onto a patio and has a lean to brick built shed and a large metal storage shed. At the side of the property is space to park 3 cars and 1 car at the front.

All carpets, curtains, standalone range cooker and washing machine are included in the sale.

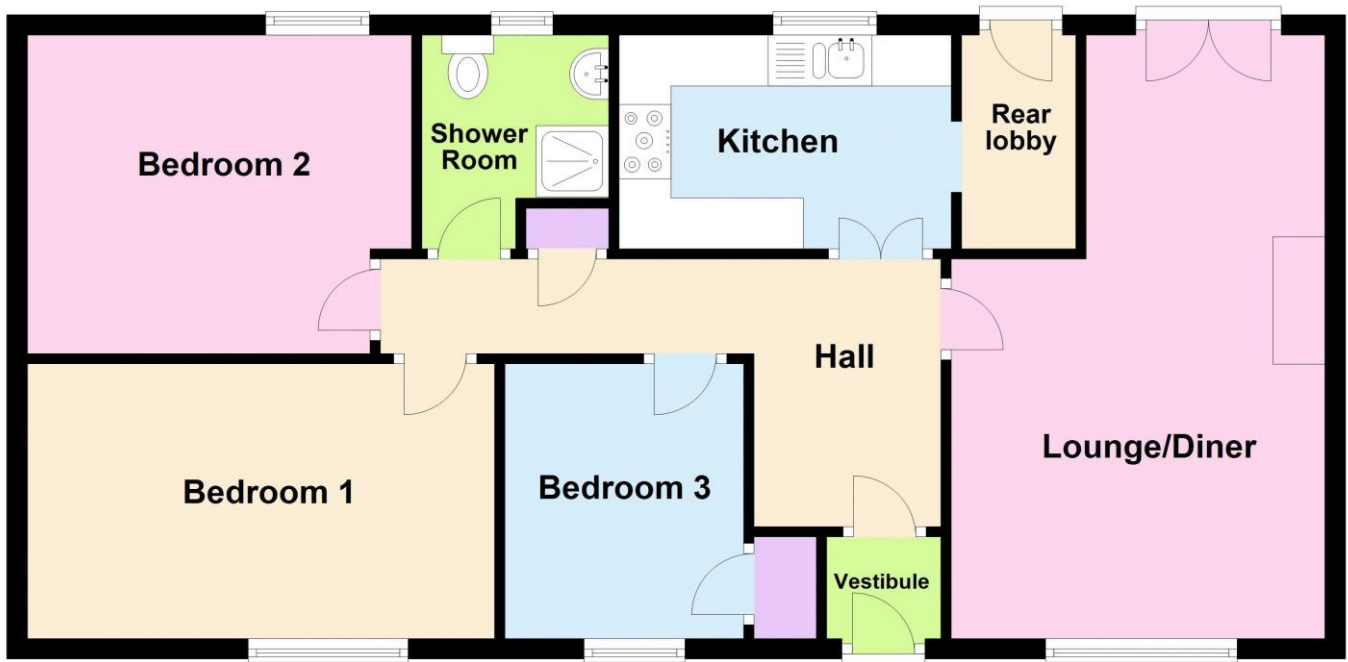
Please call Pollard Property on 01847 894141 to view this semi-rural bungalow.





Ground Floor

Approx. 74.5 sq. metres (801.6 sq. feet)



Total area: approx. 74.5 sq. metres (801.6 sq. feet)

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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