



**25  
St. Clair Avenue  
Scrabster**

**Offers over  
£70,000**



- 2 Bedrooms
- Chain free
- Walking distance to seafront
- Semi-detached bungalow
- Large garden
- Semi-rural location

A 2 bedroom semi-detached bungalow with a large garden in need of refurbishment. It is located in Scrabster, just 2 miles from Thurso town centre and less than a mile from the busy Scrabster Harbour with regular ferry connections to the Orkney Islands. With the scenic coastline just a short walk away, this property is perfectly placed for those who enjoy coastal walks, sea air, and natural beauty.

A wonderful opportunity for a family home, holiday retreat, or investment in a well connected and picturesque location.

Solid fuel heating and double glazed throughout. Council tax band A and EPC rating E.

For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

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**Entrance** **8' 2" x 2' 7" (2.5m x 0.8m)**

Access is gained via the side of the property into the entrance hall, which features a half-glazed front door. From here, there is a door leading to the bathroom and a further half-glazed door providing access to the internal hall. The room is carpeted and has a built in cupboard housing the meters and fuse box.

**Hall** **9' 10" x 3' 11" (3m x 1.2m)**

An internal hall that is carpeted and has doors accessing the entrance, bathroom, kitchen, lounge, 2 bedrooms and 3 built in cupboards. A ceiling hatch opens into the loft.

**Bathroom** **7' 3" x 5' 11" (2.2m x 1.8m)**

A well proportioned bathroom fitted with a white suite toilet, wash hand basin and bath. The bath benefits from a tiled splashback and an electric shower. A frosted window provides light and ventilation to the room.

**Kitchen** **11' 10" x 6' 11" (3.6m x 2.1m)**

The room features a vinyl floor, a window overlooking the front garden and a built-in larder cupboard. There is a stainless steel sink with draining board inset a kitchen floor unit and a worktop which beneath has plumbing for a washing machine and tumble dryer.

**Lounge** **15' 9" x 12' 2" (4.8m x 3.7m)**

The spacious lounge is carpeted and features a large window overlooking the front of the property, bathing the room in natural daylight. There is a built-in cupboard housing the hot water cylinder, along with a fireplace with a Caithness stone hearth and surround, inset with a working solid fuel fire that controls the central heating.

**Bedroom 1** **12' 2" x 9' 2" (3.7m x 2.8m)**

A spacious double bedroom that is carpeted and has a built in wardrobe. A large window overlooks the rear garden.

**Bedroom 2** **13' 1" x 9' 6" (4m x 2.9m)**

Another carpeted double bedroom with a window overlooking the rear of the property and has a built in wardrobe.

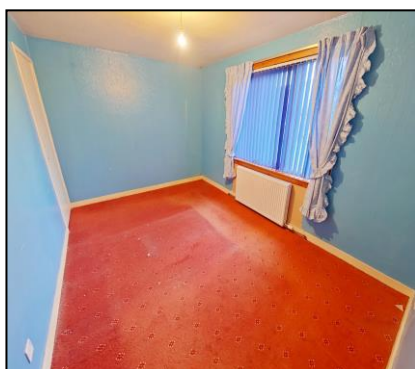
**Garden**

The front garden has block brick wall boundary, gate, steps to a paved path leading to the front door and rear garden. The rear garden has the continued brick wall boundary along 2 sides and a wooden fence adjoining the neighbouring property. There is a wooden shed, large wooden workshop/garden studio, dog pen and hen house. Both gardens are laid to lawn with flowerbed borders.



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

Please call 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](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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