



**34
Heathfield Road
Thurso**

**Offers over
£135,000**



- 3 Bedrooms
- Popular area
- Walk in condition
- Semi-detached house
- Off road parking
- Secure rear garden

This well-presented 3 bedroom, semi-detached house is ideally situated in a sought after area of Thurso, within easy reach of schools, the college, doctor and dental surgeries, transport links, and shops.

The property's layout is as follows: **Ground Floor:** Porch, hall, lounge, and spacious kitchen/diner. **First Floor:** Three bedrooms and a modern shower room. The property benefits from double glazing, mains gas central heating, log burner and a summer house in the garden. It also includes a parking space for off road parking at the rear of the property.

Council Tax Band: A and Energy Performance Rating: C For the Home Report and 360° virtual tour, please visit our website: www.pollardproperty.co.uk

What3words: ///uttering.stub.brick

**Porch** **4' 11" x 3' 3" (1.5m x 1m)**

Approach the property via a paved path and up 4 steps to the 2 glass panelled front door into a neutrally decorated porch. It has half walled tongue and groove panelling, a vinyl floor and a glazed internal door into the hall.

Hall **10' 10" x 6' 11" (3.3m x 2.1m)**

A square hallway that is neutrally decorated with a vinyl floor and a window at the base of the carpeted staircase. There are doors opening into the kitchen/diner and lounge with a double cupboard under the stairs.

Lounge **19' 8" x 10' 10" (6m x 3.3m)**

A spacious lounge that runs the length of the property. It is modern, neutrally decorated and carpeted. There is a large window overlooking the front of the property and French doors opening out on the decking in the rear garden. A wood burning stove is inset the chimney breast upon a Caithness stone hearth which creates a cosy atmosphere in the room.

Kitchen/Diner **12' 6" x 10' 10" (3.8m x 3.3m)**

A large, well proportioned room that has a vinyl floor, neutral decoration, uPVC ceiling, a window and external half glazed door into the rear garden. This bright room has a modern fitted kitchen with grey floor and wall cupboards and faux light grey worktop and splashback. The integrated appliances are: dishwasher, washer/dryer, fridge freezer, tower microwave and separate electric oven, 5 burner ceramic electric hob and an overhead extractor fan. There is space for a table and seating for at least 4 people.

Landing **14' 1" x 3' 11" (4.3m x 1.2m)**

A carpeted staircase with spotlights climbs to the first floor landing. The landing has a window overlooking the side of the property which floods the space with natural light. Doors open into the 3 bedrooms and a shower room and there is a ceiling hatch accessing the loft space. The loft has a Velux window, is floored and an electricity supply.

Shower Room **6' 7" x 6' 3" (2m x 1.9m)**

A modern room with neutral decoration, built in cupboard/shelving, vinyl flooring, heated towel rail, uPVC ceiling and frosted window. There is a white toilet and wash hand basin inset a contemporary designed vanity unit and a walk in shower. The shower has wet wall splashback, mains shower and dual raindrop and hand held shower heads.

Bedroom 1 **15' 5" x 8' 2" (4.7m x 2.5m)**

An attractive, spacious double bedroom which is carpeted and has a large window that overlooks the rear garden and floods the room with natural light. Along one wall is a unit incorporating wardrobes, chest of drawers and dressing table and next to is it a built in cupboard.

Bedroom 2 **9' 10" x 8' 10" (3m x 2.7m)**

A bright and sunny double bedroom that is carpeted and neutrally decorated. It has a built in wardrobe and a large window overlooking the front garden.

Bedroom 3 **8' 10" x 7' 7" (2.7m x 2.3m)**

A single, carpeted bedroom that is currently being used as an office. It is neutrally decorated with a built in cupboard and a window overlooking the front garden.

Garden

The front garden is open plan with a lawn and a path to the porch door and garden gate. This accesses to the rear garden which has paved, gravel, lawn and wooden decking areas that takes full advantage of this sun trap. There is a uPVC shed, a stone shed and wooden summer house that has an electricity supply. There are established shrubs and flower borders with a gate opening into the rear car park. It is here that there is a parking space for off road parking at the rear of the property.

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 **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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