

**Edinston
79 Upper
Burnside Drive
Thurso**

**Offers in the
Region of
£225,000**



- 4 Bedrooms
- Dining Room

- Garage
- Chain free

- Utility room
- Desirable location

**** £20,000 below Home Report valuation ****

A spacious, 4 bedroom detached bungalow in the desirable area of Burnside, Thurso. It has a large wraparound garden with an attached garage, outbuildings and off road parking. Only a mile from Thurso town centre where there are schools, shops, dental/doctor surgeries, leisure centre, cinema, beach, clifftop walks, etc. The property is situated in a quiet area and is an ideal family home.

The property comprises of vestibule, hall, lounge, dining room, kitchen, utility room, wet room, WC, 4 bedrooms, shed, workshop and garage.

Oil central heating and council tax band D and energy performance rating E.

For more information and the 360 tour, visit www.pollardproperty.co.uk.
What3words: //abode.reserves.sideboard

**Vestibule 5' 11" x 5' 9" (1.8m x 1.75m)**

The vestibule has a solid front door with a diamond window with an adjacent floor to ceiling frosted glass panel. There is a built in coat cupboard with double doors and a frosted glass wall with similar internal door opening into the hall.

Hall 15' 1" x 5' 11" (4.6m x 1.8m)

The L shaped hall is carpeted and has doors to the lounge, kitchen, wet room, 4 bedrooms, WC, vestibule and hall cupboard. There is a ceiling hatch opening into the loft space.

Lounge 19' 0" x 14' 9" (5.8m x 4.5m)

A spacious, carpeted room that is flooded with natural daylight by a very large window overlooking the front garden. There is a stone fireplace with inset fire (not connected to main heating) and Caithness stone hearth. The entrance to the hall is a similar frosted glass door with adjacent panels as the vestibule, and a single solid door opens into the dining room.

Dining Room 9' 10" x 9' 10" (3m x 3m)

A well proportioned room which is carpeted and neutrally decorated. It has a window overlooking the side of the property and a door to the lounge and wooden concertina louvred doors to the kitchen. There is ample space for a table and seating for at least 6 people

Kitchen 13' 5" x 9' 2" (4.1m x 2.8m)

A modern, bright fitted kitchen with wall and floor units in wood effect, faux grey marble worktops and tiled splashback. There is a built in Neff 4 burner electric ceramic hob, electric, overhead cooker hood, fridge freezer, dishwasher and a Bosch microwave. The room has a vinyl floor, neutral decoration, a window above the sink and a large built in larder. There are doors to the utility room, hall and dining room.

Utility room 9' 10" x 7' 3" (3m x 2.2m)

A handy room that has cream kitchen floor units with a worktop, stainless steel sink with drainer and a built in cupboard. There is plumbing for a washing machine and tumble dryer. The room is neutrally decorated with a vinyl floor and a door to the kitchen and an external fully glazed door to the rear garden.

Wet room 9' 10" x 5' 9" (3m x 1.75m)

It has an anti-slip vinyl flooring, wet wall on all the walls, toilet, pedestal wash hand basin and mains shower. There is a frosted window above the toilet and a ceiling extractor fan providing additional ventilation.

WC 8' 2" x 3' 3" (2.5m x 1m)

A useful room that is situated at the end of the hall and between bedrooms 1 and 2. There is a toilet and pedestal wash hand basin with tiled splashback, vinyl floor and a frosted window providing daylight and ventilation.

Bedroom 1 12' 6" x 11' 6" (3.8m x 3.5m)

A spacious, well proportioned double bedroom that is carpeted and neutrally decorated. There is a built in double wardrobe and a large window overlooking the front garden.

Bedroom 2 12' 6" x 9' 10" (3.8m x 3m)

A sunny, carpeted double bedroom which is neutrally decorated and has a large window overlooking the rear garden.

Bedroom 3 11' 10" x 7' 10" (3.6m x 2.4m)

A carpeted double bedroom with neutral decoration and a window looking out to the front of the property. There is a built in double wardrobe with wooden doors.

Bedroom 4 10' 2" x 9' 10" (3.1m x 3m)

A well proportioned double bedroom. It is carpeted and is bathed in daylight from a large window overlooking the rear garden.

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

A block built shed with a large window and door accessing the rear garden. There is a power supply with strip lighting and power sockets.

Workshop **23' 0" x 9' 2" (7m x 2.8m)**

A large workshop adjacent to the shed. There is an electric power supply, a Belfast sink and 2 windows overlooking the garden.

Garage **18' 1" x 11' 2" (5.5m x 3.4m)**

An attached garage that is accessed externally. It has an up and over door, a single door to the rear opening into the garden and a side window.

Gardens

There is a well established, wraparound garden with garden "rooms". Outside the utility room is a paved courtyard and access to the garage. This winds round to the rear garden that is mainly laid to lawn. This has a gravel path around the other side of the house and accesses the shed and workshop before ending in the front garden. This has a wooden access ramp to the front door and a lawn area and driveway.

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

Please call Pollard Property on 01847 894141 to view this large 4 bedroom bungalow.




Ground Floor

Approx. 175.9 sq. metres (1892.9 sq. feet)



Total area: approx. 175.9 sq. metres (1892.9 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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