

**7**  
**Orkney View**  
**Thurso**

**Offers in the  
Region of  
£180,000**



- 3 Bedrooms
- Detached garage
- Walk in condition
- Semi-detached bungalow
- Modern decor
- Oil central heating

**\*\* £5,000 below Home Report valuation \*\***

**A stylish 3 bedroom, semi-detached bungalow with detached garage situated in the popular private development area of Orkney View/Murkle View. It is within walking distance to the local shops, close to a primary school and the nearby Thurso River and seafront.**

**The property's layout is, vestibule, hall, kitchen/diner, lounge, 3 bedrooms and bathroom. In excellent walk in condition with low maintenance gardens. Oil central heating and double glazed throughout.**

**For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)  
What3Words: //villas.exonerate.spend**

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

Enter via the side of the property, up a few steps to the half glazed front door. This opens into a handy vestibule that is neutrally decorated and has a laminate floor, wall coat hooks and ceiling light. A lockable, glazed door opens into the hall.

**Hall** **10' 2" x 3' 7" (3.1m x 1.1m)**

The arterial L-shaped hall has doors opening into the vestibule, bathroom, kitchen/diner, lounge, 3 bedrooms and 2 built in cupboards. It is neutrally decorated with laminate flooring and there is a ceiling hatch opening into the loft space.

**Kitchen/Diner** **15' 1" x 9' 6" (4.6m x 2.9m)**

A spacious, bright room that has a half glazed external door and window overlooking the rear garden. It has a vinyl, tiled floor and a fitted kitchen along 2 walls. There are wood design floor and wall units with faux dark grey marble worktop and splashback. The integrated appliances are: fridge freezer, tower electric oven, microwave, 4 burner ceramic hob, overhead extractor fan and plumbing for a washing machine or dishwasher. There is space for a table and seating for 4 people.

**Lounge** **16' 1" x 12' 6" (4.9m x 3.8m)**

A spacious, bright room that continues the neutral decoration in the property. It has a laminate floor and a large bay window that bathes the room in natural daylight.

**Bathroom** **10' 6" x 6' 3" (3.2m x 1.9m)**

A well proportioned bathroom with a tiled floor and neutral walls. It has a white 3 piece suite of toilet, bath and wash hand basin which is inset a vanity unit. There is a built in shower cubicle with an electric shower and wet wall splashback that matches the splashback around the bath. A frosted window floods the room with light and provides additional ventilation.

**Bedroom 1** **10' 10" x 8' 6" (3.3m x 2.6m)**

A double bedroom that is neutrally decorated and has a laminate floor. It has a built in wardrobe and a window overlooking the rear of the property.

**Bedroom 2** **10' 10" x 8' 6" (3.3m x 2.6m)**

A similar sized bedroom as bedroom 1 that is currently being used as a child's bedroom. It has a window overlooking the rear garden and a built in double wardrobe with wooden sliding doors.

**Bedroom 3** **12' 6" x 9' 6" (3.8m x 2.9m)**

An attractive, spacious double bedroom that is carpeted and neutrally decorated. Along one wall are modern built in wardrobes and chest of drawers. A large window overlooks the front garden.

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

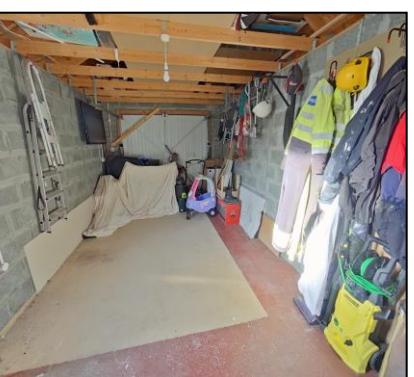
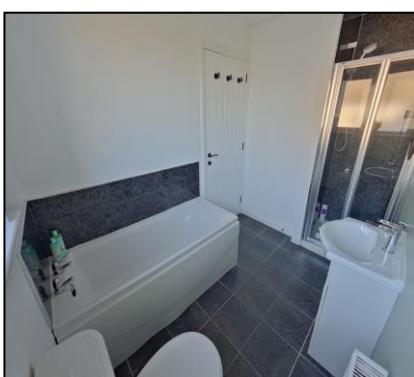
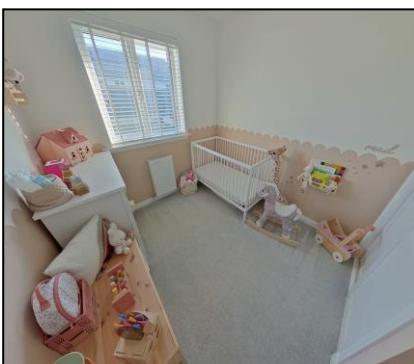
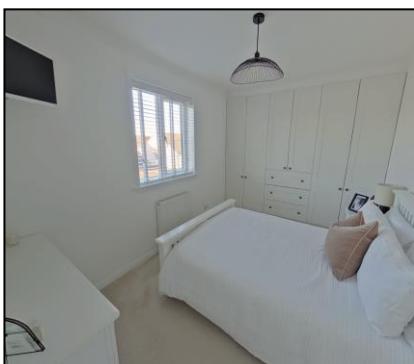
A detached garage with an up and over door, side door and rear window. It has electricity and plumbing for a washing machine and tumble dryer.

## Gardens

The rear garden has a paved ramp from the rear door to the driveway, garage side door and paved patio area. The main area is laid to lawn and low maintenance. The front garden is open plan and laid to lawn with a tarmac driveway to allow off road parking.

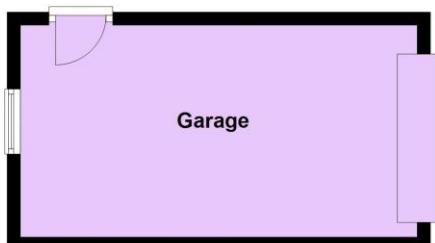
All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.




**Ground Floor**

Approx. 91.4 sq. metres (983.9 sq. feet)



Total area: approx. 91.4 sq. metres (983.9 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](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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