



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
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)**

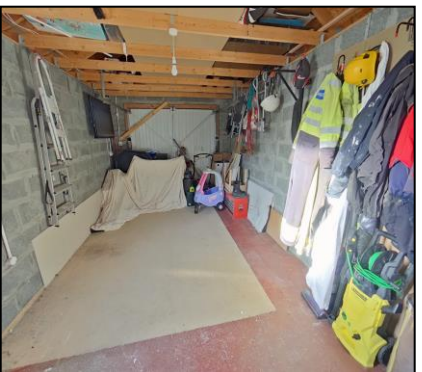
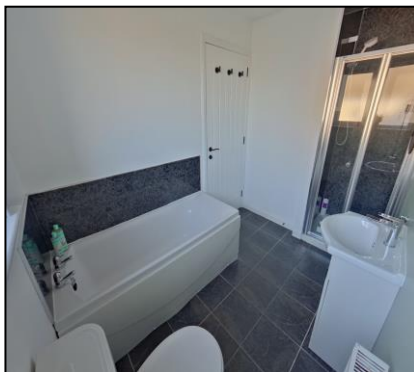
A detached garage with an up and over door, side door and rear window. It has electricity and plumbing for a washing machine and tumble dryer.

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 **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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.