

Flat 8 Naver House Thurso

**Offers over
£75,000**



- 2 Bedrooms
- Purpose built
- Modern kitchen/diner
- Ground floor flat
- Ideal first time buy/buy to let
- Close to all local amenities

A well presented, purpose built 2 bedroom ground floor flat located in the sought after Naver House complex. Ideally positioned within walking distance of local schools, the college, shops, dental and GP surgeries, and excellent transport links, this property offers both convenience and comfort.

Inside, the accommodation comprises a bright kitchen/diner, shower room, lounge, and 2 double bedrooms. The flat benefits from double glazing and electric heating throughout. Externally, the property features off road parking and attractive communal gardens laid to lawn. Offered in walk in condition, it is an ideal purchase for a first time buyer, downsizer, or buy to let investor.

Council Tax Band A, EPC Rating E. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///nuptials.lasted.after

**Entrance 12' 6" x 3' 3" (3.8m x 1m)**

Enter via an open shared porch. The glazed front door leads into a neutrally decorated vestibule that has laminate flooring and is ideal for hanging coats and storing shoes/boots. At the end of the vestibule is a glass panelled door that opens into the internal hallway giving access to the 2 bedrooms, shower room, kitchen/diner and lounge.

Kitchen/Diner 12' 10" x 11' 10" (3.9m x 3.6m)

The kitchen/diner is finished with laminate flooring and neutral decoration, creating a bright and airy space. A double glazed window overlooks the rear of the property, offering views of the lawned communal gardens and drying area. The modern kitchen has fitted floor and wall units, featuring white cupboard fronts and a dark grey worktop, complemented by a white tiled splashback. It includes an integrated electric oven, halogen hob, and an overhead extractor hood. Additionally, there is plumbing for both a washing machine and tumble dryer, along with ample space for a fridge/freezer and a dining table, which comfortably seats four. In one corner of the room is a built in cupboard/larder.

Lounge 14' 5" x 11' 10" (4.4m x 3.6m)

Enter via a glass panelled door from the hall into a spacious lounge. It is neutrally decorated, carpeted and has a large window overlooking the front of the property which floods the room with natural daylight. There is a faux fireplace with an electric fire with flame detail.

Shower Room 9' 10" x 3' 11" (3m x 1.2m)

Situated at the end of the hallway this internal room has a modern fitted vanity unit incorporating a toilet and wash hand basin. There is a built in shower cubicle with a tiled splashback and an electric shower. Above the wash hand basin is a mirrored cupboard with lighting and next to the shower is a wall extractor fan.

Bedroom 1 11' 10" x 9' 6" (3.6m x 2.9m)

A large double bedroom that is neutrally decorated, has a fitted carpet and is bathed in natural light by a large window overlooking the rear of the property. There is a built in double wardrobe with mirrored sliding doors.

Bedroom 2 11' 10" x 10' 2" (3.6m x 3.1m)

Another bright, spacious double bedroom that is currently being used as an office. It is carpeted, has a window overlooking the front garden and a fitted double wardrobe with mirrored sliding doors.

Garden

Outside is an open plan front lawn with a path leading from the car park to the front door. A path leads around the front of the flat to the rear garden which is fenced and has a drying green/lawn area.



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 **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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