



**22
Lythmore Road
Thurso**

**Offers Over
£120,000**



- 3 Bedrooms
- Semi-detached
- Conservatory
- Large lounge
- Ashley Ann kitchen/utility

CLOSING DATE SET for Wednesday 30th June @ 12noon.

An attractive, spacious 3 bedroom semi detached house set in a tranquil part of Pennyland, Thurso. It is decorated in a contemporary style and in walk-in condition. Close to the primary school and all shops, services, amenities and the seafront. The ground floor comprises of a large hall, kitchen/diner, utility room, WC, big lounge and conservatory. The first floor has a landing, bathroom and 3 bedrooms. Outside is a secure rear garden with a decking area, patio, lawn, summer house and shed. Gas central heating and double glazing throughout. Council tax band A and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

**Hall** **10' 10" x 6' 10" (3.31m x 2.08m)**

Enter the property via a covered porch through the glass panelled front door into a large welcoming hall. The hall is neutrally decorated and has a vinyl floor, carpeted stairs to the first floor, a storage cupboard and doors leading to the lounge and kitchen/diner.

Kitchen/Diner **11' 8" x 10' 9" (3.56m x 3.27m)**

The stylish kitchen/diner has the same vinyl floor as the hall and is fitted with Ashley Ann wall and base units. The units have underlighting, pan drawers and are in a wood design with black worktop and corresponding splashback. There are integrated appliances: Neff dishwasher, 4 burner induction ceramic hob, chimney extractor hood, tower oven/grill, microwave and large larder fridge. There is space for a table and seating for 4 people. A large window with venetian blinds overlooks the rear garden making the room bright and airy. A door leads to the utility room, WC and external rear door.

Utility room **7' 8" x 6' 3" (2.34m x 1.91m)**

The rear lobby contains the utility room and has a door opening into the WC and a single external door to the rear garden. The utility area has the same kitchen wall and base units with a white tile wallpaper and the same vinyl floor as the kitchen/diner. There is plumbing for a tumble dryer and washing machine. A freezer is to be included in the sale.

WC **5' 3" x 2' 11" (1.6m x 0.89m)****Lounge** **22' 0" x 11' 11" (6.7m x 3.62m)**

The spacious lounge runs along the entire length of the property and has a large window overlooking the front garden and at the other end of the room sliding patio doors into the conservatory. This makes the lounge flooded with daylight and is complemented by the cool grey carpet and stylish decoration.

Conservatory **9' 10" x 8' 11" (3m x 2.73m)**

The hexagonal conservatory has a vinyl floor in a wood plank design, floor to ceiling windows and double patio doors opening out onto a wooden decking. It is overlooking the entire rear garden and has room for plenty of seating. A ceiling light is in the apex of the roof.

Landing **13' 0" x 5' 9" (3.96m x 1.74m)**

The carpeted landing has a large window with venetian blinds overlooking the side of the property and provides plenty of light to the area. Doors open into an airing cupboard, bathroom and 3 bedrooms. A ceiling hatch gives access to the loft which is partially boarded.

Bathroom **8' 0" x 5' 8" (2.44m x 1.73m)**

The bathroom has a vinyl floor in a grey tile design with a white bath, pedestal wash hand basin and toilet. A Mira Jump electric shower is over the bath and has a tile splashback and glass screen. A frosted window gives light and ventilation to the room.

Bedroom 1 **14' 0" x 8' 3" (4.27m x 2.52m)**

Bedroom 1 is a double bedroom with a built in double wardrobe with mirrored sliding doors. It has a window overlooking the front of the property and is carpeted.

Bedroom 2 **13' 4" x 9' 0" (4.07m x 2.74m)**

Bedroom 2 is a larger double bedroom with the same outlook as bedroom 1. It is carpeted and is a well proportioned room.

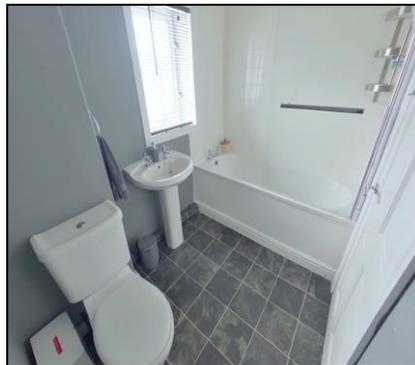
Bedroom 3 **10' 0" x 9' 10" (3.05m x 3m)**

Bedroom 3 is the main double bedroom and is carpeted and neutrally decorated. A large window with roll blind overlooks the garden and fills the room with natural light. A built in wardrobe with mirrored sliding doors which runs along an entire wall.

Garden

The rear garden is secure with a high rear wall and ranch fencing. It has areas of wooden balustrade decking, flagstone patio, lawn and gravel. There is an outside tap, wooden shed which has a electricity and a separate summer house. A path runs along the side of the property to a garden gate that takes you out to an open plan front garden that is laid to lawn.

All blinds, curtains, carpets, light fittings and one freezer are included in the sale. Please give Pollard Property a call on 01847 894141 to arrange a viewing of this stylish home.





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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