

**2
Calder Drive
Thurso**

**Offers over
£195,000**



- 4 Bedrooms
- Integral garage
- Secure rear garden
- Semi-detached house
- Walk-in condition
- Close to amenities

A rare opportunity to purchase a 4 bedroom semi-detached house with an integral garage, ideally situated in the sought after Pennyland area. This house is conveniently located close to shops, a high school, UHI college, transport links, and doctor and dental surgeries, making it perfect for family living.

The property layout on the ground floor: porch, hall, lounge, kitchen/diner, inner hall, utility room, WC, dining room and integral garage. First floor: landing, shower room, 4 bedrooms which includes the master bedroom having an en-suite bathroom and dressing room. Externally, the property benefits from a secure rear garden, ideal for relaxing or entertaining, and an open plan front garden with a large driveway providing ample off road parking.

Gas central heating and double glazed throughout. Energy performance rating: C and council tax band A. Visit www.pollardproperty.co.uk for the home report and 360 virtual tour.

What3words: ///attending.juggles.marsh

**Porch 11' 0" x 5' 6" (3.36m x 1.67m)**

A large wide porch that is neutrally decorated with a vinyl floor, uPVC front door with stained glass panel and adjacent clear window. A lockable, internal glass panelled door accesses the hall.

Hall 11' 0" x 6' 11" (3.36m x 2.11m)

A spacious, well proportioned hall decorated in cool tones with a laminate floor. Doors lead off to the kitchen/diner, lounge and porch. A carpeted staircase goes up to the first floor landing which has a built in cupboard beneath. A glass brick internal window provides additional light to the room.

Lounge 19' 8" x 10' 10" (6m x 3.3m)

A large, attractive room that runs the length of the property. It has modern decoration with a wooden floor and dual aspect windows overlooking the front and rear gardens making the room bright and sunny.

Kitchen/Diner 12' 4" x 11' 0" (3.77m x 3.36m)

A spacious kitchen/diner that is neutrally decorated with a vinyl floor and a window overlooking the rear garden. It has white floor and wall kitchen units with grey speckled worktop and tiled splashback. The integrated appliances are: dishwasher, electric oven and grill, electric induction hob and extractor fan. There is a freestanding microwave and fridge freezer which are included in the sale. A wall opening leads into the inner hall.

Inner hall 8' 10" x 5' 7" (2.7m x 1.7m)

A connecting room that has neutral painted walls and a tiled floor. There are doors accessing the garage and utility room, a wall opening to the kitchen/diner and steps down to the dining room.

Garage 18' 8" x 14' 5" (5.7m x 4.4m)

A large garage with an electric roller door, overhead strip light and wall sockets. There is glass block internal window allowing light into the hall and an external window with views of the side of the property.

Dining Room 9' 10" x 9' 6" (3m x 2.9m)

A well proportioned, sunny room that is currently being used as an office. It has neutral decoration, laminate flooring and sliding patio doors opening into the rear garden.

Utility Room 12' 3" x 8' 10" (3.74m x 2.7m)

A handy utility room that has a tiled and vinyl floor with a window and half glazed external door opening to the rear garden. A solid pine door accesses the WC and a 2 glass panelled door opens into the inner hall. There are similar white floor and wall units as the kitchen with a dark grey worktop and tiled splashback. Incorporated in the worktop is a white 1 1/2 sink with drainer and underneath the worktop is a washing machine and tumble dryer. These appliances are included in the sale.

WC 5' 7" x 3' 3" (1.7m x 1m)

A useful ground floor WC with a vinyl floor and frosted window. There is a toilet and small bracket wash hand basin.

Landing 9' 10" x 4' 3" (3m x 1.3m)

A carpeted landing which is neutrally decorated and has doors accessing the bedrooms and shower room. A ceiling hatch opens into the loft space.

Shower Room 6' 11" x 6' 3" (2.1m x 1.9m)

A contemporary shower room which is decorated in cool tones and has a tiled floor, frosted window, built in shelving, heated towel rail and ceiling extractor fan. There is a walk in shower with and electric shower, toilet with a concealed cistern and a wash hand basin inset a modern vanity unit. Above it is a mirror with LED lighting.

Bedroom 1 13' 9" x 12' 2" (4.2m x 3.7m)

A neutrally decorated, carpeted king sized bedroom with dual aspect windows overlooking the front and side of the property making it a sunny room. There are doors opening into the en-suite bathroom, dressing room and landing.

Dressing Room 6' 11" x 6' 3" (2.1m x 1.9m)

A handy room that is carpeted and has a window overlooking the rear garden. There is a built in open wall unit that has shelving and hanging rails.

En-suite bathroom 8' 10" x 6' 11" (2.7m x 2.1m)

A large en-suite that has a tiled floor, modern neutral decor, frosted window, wall extractor fan, heated towel rail and tiled splashback. There is a white bath, toilet and wash hand basin inset a vanity unit with an independent corner shower cubicle with electric shower.


Bedroom 2 15' 9" x 8' 6" (4.8m x 2.6m)

A carpeted, double bedroom with fitted pine wardrobes and cupboards. A large window overlooks the rear garden making this spacious room have a sunny atmosphere.

Bedroom 3 9' 10" x 8' 10" (3m x 2.7m)

A double bedroom that is currently being used as a single room with built in wardrobes and dressing table. It is neutrally decorated with a wooden floor and a window overlooking the front garden.

Bedroom 4 9' 2" x 7' 10" (2.8m x 2.4m)

A single bedroom that is currently being used as an office. It has modern decor, carpeted, built in shelving and a window overlooking the front of the property.

Garden

There is a large rear garden that has a high wall boundary making it secure and sheltered. It is mainly laid to lawn with an established hedge and trees. A patio runs along the width of the property and a wooden shed also has a paved patio at the bottom of the garden. A path with a gate is along the side of the property to the front garden that is open plan and has a large tarmacked driveway for additional off road parking.

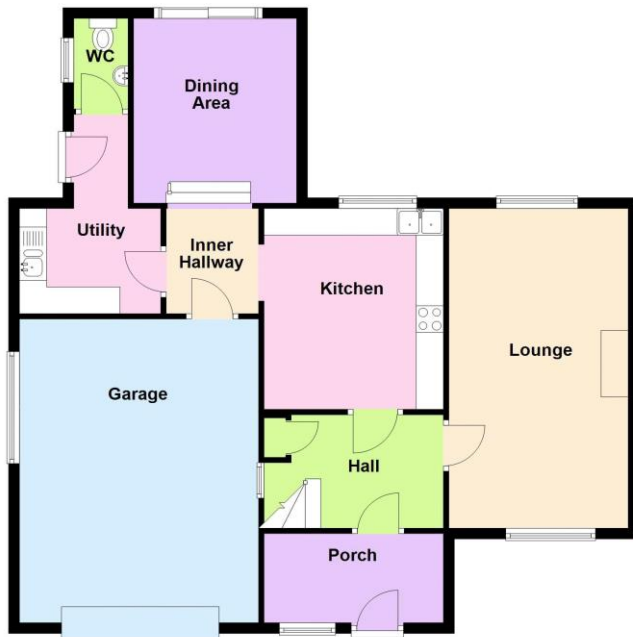
Items included in the sale: carpets, curtains, blinds, washing machine, tumble dryer, microwave and fridge freezer. Other items of furniture are for sale subject to separate negotiation.

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





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.

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.