



**19  
Mayfield Road  
Thurso**

**Offers over  
£88,000**



- 3 Bedrooms
- Low maintenance garden
- Close to primary school
- End terraced house
- Near town centre
- No chain

A 3 bedroom, end of terraced house with low maintenance gardens. This property is in the sought after Mount Pleasant area of Thurso within walking distance to the local primary school, shops, river and seafront. It is an ideal first time buy to make into a great family home.

The ground floor consists of a hall, spacious lounge, kitchen/diner and shower room. First floor: landing and 3 bedrooms. Externally is a low maintenance garden with a wooden shed in the rear garden.

Double glazed and mains gas central heating 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](http://www.pollardproperty.co.uk) What3words: ///booth.sized.input

**Hall** **8' 2" x 4' 3" (2.5m x 1.3m)**

Approach the property via steps into the front garden up to half glazed front door with matching side panel. This opens into a neutrally decorated hall with laminate flooring. There are doors leading into the lounge and shower room with a carpeted staircase to the first floor.

**Lounge** **17' 9" x 10' 6" (5.4m x 3.2m)**

The spacious lounge runs along the length of the property and has dual aspect windows overlooking the front and rear gardens. It is a bright room which is carpeted and has a tiled fireplace with an inset gas fire with a Baxi back boiler. A door leads into the kitchen/diner.

**Kitchen/Diner** **12' 2" x 9' 10" (3.7m x 3m)**

A well proportioned room with vinyl flooring, a large window and a half glazed external door opening into the rear garden. Another sunny room that has a fitted kitchen with wall/floor units and built in larder cupboards. There is space for a standalone gas cooker and plumbing for a washing machine and tumble dryer.

**Shower Room** **7' 10" x 4' 7" (2.4m x 1.4m)**

A neutrally decorated room with a frosted window, vinyl flooring and 2 cupboards that go under the stairs. There is a walk in shower with wet wall and an electric shower, a white toilet and pedestal wash hand basin.

**Landing** **12' 2" x 3' 3" (3.7m x 1m)**

A carpeted landing with a window overlooking the side of the property. There are doors opening into the 3 bedrooms and a built in double cupboard. A ceiling hatch opens into the loft space.

**Bedroom 1** **13' 9" x 9' 10" (4.2m x 3m)**

A sunny, spacious double bedroom that is carpeted, neutrally decorated and a large window overlooking the rear garden. It has a built in double wardrobe and a cupboard housing the hot water cylinder.

**Bedroom 2** **9' 10" x 9' 2" (3m x 2.8m)**

A carpeted, neutrally decorated bedroom that has a large window overlooking the rear of the property which bathes the room in naturally daylight.

**Bedroom 3** **15' 5" x 7' 10" (4.7m x 2.4m)**

A large double bedroom that is carpeted and neutrally decorated. It has 2 windows overlooking the front of the property which floods the room with daylight. There is a built in double wardrobe with cupboards above and adjacent open shelving.

**Garden**

The front and rear gardens are low maintenance and laid to lawn. The rear garden has a hedge and fence boundary with a path leading from the property to a wooden shed. The front garden has steps from the pavement to the front door, a low brick wall boundary and a path running along the property to the rear garden.

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

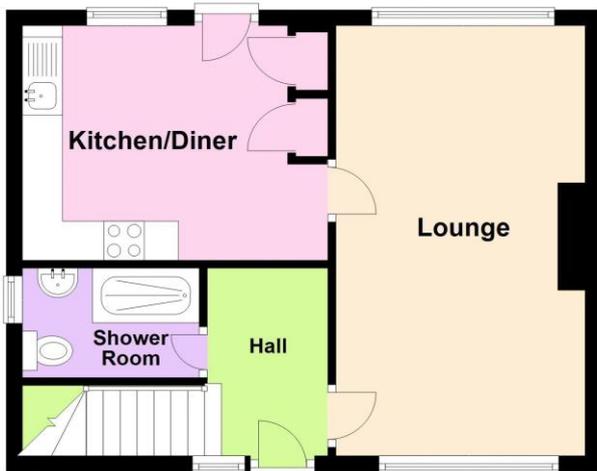
Please call Pollard Property on 01847 894141 to arrange a viewing.





### Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 80.9 sq. metres (871.3 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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