



**6
Heathfield Road
Thurso**

**Offers over
£110,000**



- 3 Bedrooms
- Large lounge/diner
- Close to schools
- Semi-detached house
- Popular area
- Chain free

**** £10,000 below Home Report valuation ****

Situated in a sought after residential area of Thurso, this attractive 3 bedroom semi-detached property offers comfortable family living in a convenient setting.

The home is ideally positioned close to the North Highland College, Thurso High School, and local primary schools, as well as nearby doctors and dental surgeries. Also within easy walking distance of the railway station and town centre, providing excellent access to shops, services, and transport links.

Mains gas central heating and double glazed throughout. Council Tax Band: B and Energy Performance Rating: D. For the Home Report and 360° virtual tour, please visit our website:

www.pollardproperty.co.uk

What3words: ///helps.pranced.store

**Sunroom** **10' 2" x 6' 7" (3.1m x 2m)**

Enter the property via the sunroom which is a large room with windows overlooking the front garden and taking full advantage of the natural daylight. It is neutrally decorated, carpeted and has a lockable frosted glass internal door into the hallway.

Hall **10' 10" x 6' 11" (3.3m x 2.1m)**

A wide, bright, welcoming hallway that is carpeted and neutrally decorated. It has a door leading to the lounge/diner, an under stairs cupboard, a window overlooking the side of the property and a carpeted staircase going to the first floor landing.

Lounge/Diner **22' 0" x 19' 8" (6.7m x 6m)**

A very spacious L-shaped room that is carpeted with a dual aspect of windows overlooking the front and side of the property which bathe the room in natural daylight. There is a coal effect gas fire with a stone surround and sitting on a Caithness stone hearth making a cosy focal point to the room. Doors access the hall and kitchen.

Kitchen **15' 5" x 7' 3" (4.7m x 2.2m)**

A bright, sunny room that has a dual aspect of windows overlooking the side and rear of the property. There are fitted wall and floor kitchen units in cream with wood design worktops. There is space for a fridge, freezer, standalone electric cooker and plumbing for a washing machine and dishwasher. At one end of the room is a sliding wooden door accessing the rear lobby.

Rear Lobby **4' 7" x 2' 7" (1.4m x 0.8m)**

A useful room that has a built in storage cupboard and a glazed external door to the rear garden.

Landing **6' 11" x 4' 11" (2.1m x 1.5m)**

It is carpeted, neutrally decorated with a window overlooking the side of the property and providing plenty of natural daylight. There are doors to the 3 bedrooms and bathroom with a ceiling hatch to the loft space.

Bathroom **6' 11" x 5' 7" (2.1m x 1.7m)**

A neat bathroom with a frosted window, neutral decoration and a green bathroom suite consisting of a toilet, pedestal wash hand basin and bath. The bath has a tiled splashback and a wall mounted mains shower with glass shower screen.

Bedroom 1 **15' 9" x 8' 10" (4.8m x 2.7m)**

A spacious double bedroom which is carpeted and neutrally decorated. It has a large window overlooking the rear garden, a built in cupboard housing the hot water cylinder and one wall of fitted wardrobes with wooden doors and overhead cupboards.

Bedroom 2 **9' 10" x 8' 6" (3m x 2.6m)**

Another bright and sunny double bedroom that is carpeted and neutrally decorated. It has a large window with views of the front garden.

Bedroom 3 **8' 10" x 7' 3" (2.7m x 2.2m)**

A single bedroom that is carpeted and has a window overlooking the front garden. There is a built in cupboard that is over the stairwell.

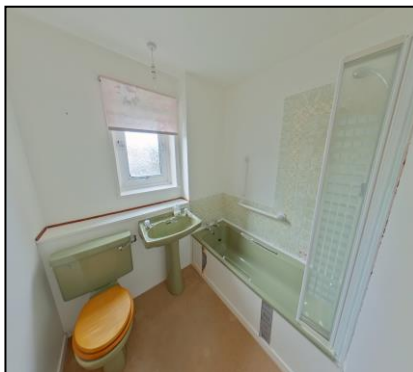
Garden

The front garden features a paved path leading to the sunroom door, complemented by a lawn and a variety of established trees and shrubs. A brick wall forms the boundary. A side path provides access to the rear garden, which is enclosed by a wooden fence and includes a lawn, patio area, and further mature trees and shrubs. A wooden gate opens to a rear car park.



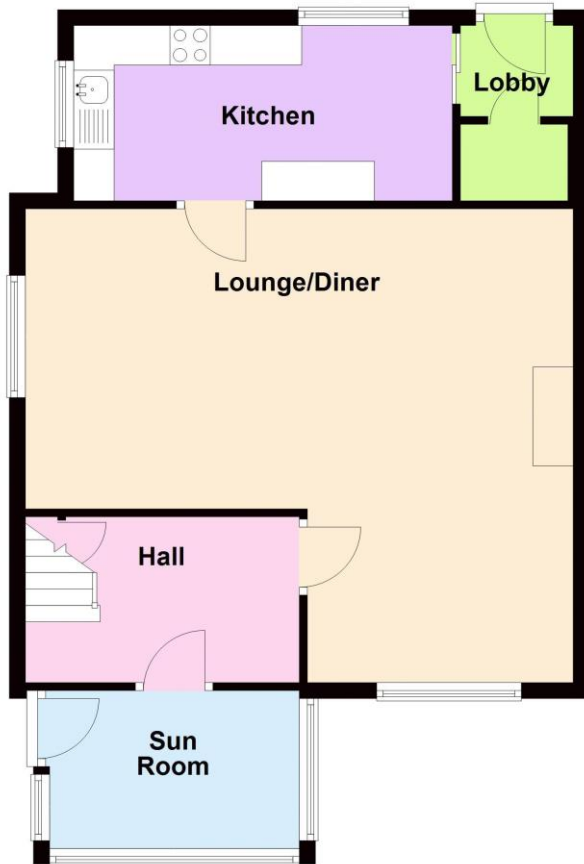
All carpets, curtains and blinds are included in the sale.

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.