

3
Tormsdale Place
Thurso

**Offers over
£160,000**



- 4 Bedrooms
- River views
- Secure garden
- Semi-detached house
- Detached garage
- Spacious rooms

A spacious 4 bedroom, semi-detached house with garage and secure rear garden. A substantial property situated in the popular Mount Vernon location and has uninterrupted views of Thurso river and townscape. Easy walking distance to the town, leisure centre, schools, river/coastline, etc.

The property's layout on the ground floor: vestibule, hall, wet room, kitchen/diner, lounge/diner and rear lobby. First floor: landing, 4 bedrooms and bathroom. Externally is a block built shed, garden and detached garage. It has oil central heating and is double glazed throughout. Council tax band B and energy performance rating D.

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk
 What3words: [///inhabited.most.crackles](http:////inhabited.most.crackles)


Vestibule
7' 7" x 3' 11" (2.3m x 1.2m)

Enter via a half glazed front door into a neutrally decorated vestibule. It has a window overlooking the river and an internal door leading into the hall.

Hall
10' 6" x 3' 11" (3.2m x 1.2m)

The bright hallway has a vinyl floor and neutrally decorated walls. Doors open into the wet room, lounge/diner, kitchen/diner and an under stairs cupboard. Carpeted stairs lead up to the first floor landing and a large window floods the area with natural light.

Wet Room
8' 2" x 5' 7" (2.5m x 1.7m)

A spacious wet room with anti-slip flooring and wet wall on all the walls. It has an electric shower, toilet and wash hand basin. High letterbox windows and a wall extractor fan provides ventilation to the room and a chrome heated towel rail is beside the door.

Lounge/Diner
21' 8" x 12' 6" (6.6m x 3.8m)

A spacious room that runs across the property from front to back. It has windows overlooking the rear and front gardens making it a bright and welcoming space. It is carpeted and has ample room for a lounge area and a dining table with seating for at least 6 people. A retro serving hatch opens into the kitchen/diner.

Kitchen/Diner
13' 9" x 10' 10" (4.2m x 3.3m)

The large kitchen/diner has a vinyl tiled floor, a large window overlooking the rear garden and frosted glass doors to the rear lobby and hallway. There is a fitted kitchen with wall and floor units in wood style, faux marble worktops and tiled splashback. The retro serving hatch opens into the lounge/diner. The integrated appliances are: electric oven, electric grill, electric ceramic 4 burner hob, deep fat fryer, freezer, fridge and extractor hood. There is space for a table and seating for 4 people.

Rear Lobby
7' 10" x 2' 11" (2.4m x 0.9m)

A handy area for coats and boots. There is a built in cupboard, high letterbox windows and a half glazed, external rear door to the garden and an internal glazed door to the kitchen/diner.

Landing
11' 6" x 8' 2" (3.5m x 2.5m)

The carpeted landing is flooded with natural light from a window overlooking the front of the property. There are doors opening into the bathroom, 4 bedrooms and a cupboard. A ceiling hatch accesses the loft space.

Bathroom
9' 10" x 5' 3" (3m x 1.6m)

The modern bathroom has wet wall on all the walls, laminate flooring and high letterbox windows. There is a white P-shaped bath with an electric shower and glass shower screen. A white toilet and a wash hand basin inset a vanity unit completes the suite. A chrome heated towel rail complements the central heating.

Bedroom 1
12' 6" x 8' 6" (3.8m x 2.6m)

A spacious, carpeted double bedroom with a large window that has an elevated view of Thurso river, the town and the Orkney Islands.

Bedroom 2
12' 10" x 9' 2" (3.9m x 2.8m)

A large, carpeted double bedroom with a picture window overlooking the rear garden.

Bedroom 3
9' 10" x 8' 2" (3m x 2.5m)

A carpeted, single bedroom with a window overlooking the rear garden.

Bedroom 4
11' 6" x 8' 6" (3.5m x 2.6m)

A carpeted, double bedroom with a window overlooking side of the property and Thurso river.

Shed **8' 10" x 5' 11" (2.7m x 1.8m)**

Off from the rear lobby is a block built shed across the covered outside passageway.

Garage **17' 9" x 9' 2" (5.4m x 2.8m)**

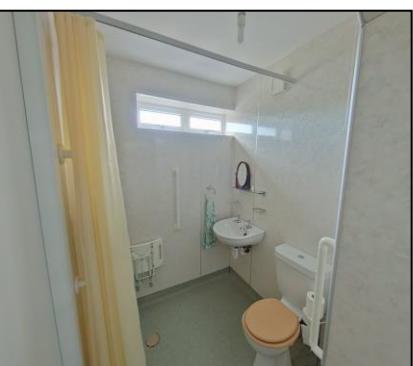
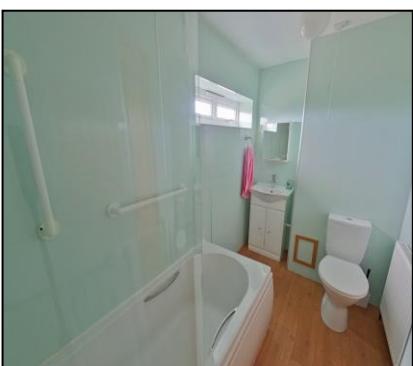
The detached garage is accessed at the rear of the property and has a window overlooking the side of the property.

Garden

The front garden is open plan and has views of the river, Thurso town and the Orkney Islands. The rear garden is enclosed by a combination of hedge/block wall and fencing. It is mainly laid to lawn with a paved path to the rear door and garden gate accessing the garage entrance. There is a gravelled patio, drying area and established shrubs.

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

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




Ground Floor
 Approx. 78.0 sq. metres (840.0 sq. feet)

First Floor
 Approx. 54.7 sq. metres (588.3 sq. feet)


Total area: approx. 132.7 sq. metres (1428.4 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 **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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