



**7  
Mayfield Road  
Thurso**

**Offers Over  
£98,000**



- 3 Bedrooms
- Walk in condition
- Ashley Ann kitchen/bathroom
- Terraced house
- Secure rear garden
- Popular location

A well proportioned 3 bedroom terraced house located in the highly sought after Mount Pleasant area of Thurso. In walk in condition with an Ashley Ann kitchen and bathroom. It has a secure rear garden offering a safe and private outdoor space perfect for families.

Within walking distance of the local primary school, shops, the river, and the seafront. This property is ideally situated for convenience and leisure and an excellent opportunity for first-time buyers or a buy to let.

Double glazed and modern, programmable Haverland electric central heating throughout. Council tax band A and energy performance rating E. For a Home Report and the 360 tour, please go to our website: [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: ///playful.depth.wasp

**Hall**                    **7' 3" x 6' 3" (2.2m x 1.9m)**

Enter via a sheltered front door into a bright and welcoming hall. It has a half glazed leaded front door with adjacent frosted window that floods the space with natural daylight. The hall is neutrally decorated and has a vinyl floor with carpeted stairs leading to the first floor landing. There are 2 glazed doors opening into the lounge and kitchen/diner and a solid door accessing a deep under stairs cupboard.

**Lounge**                    **17' 9" x 10' 2" (5.4m x 3.1m)**

A spacious, contemporary lounge that is carpeted and neutrally decorated. It has a large window overlooking the front garden and double glass doors opening into the dining area of the kitchen/diner. There is a fireplace with a modern pebble electric fire. Some furniture is available for sale via separate negotiation.

**Kitchen/Diner**            **21' 0" x 17' 5" (6.4m x 5.3m)**

An L-shaped kitchen/diner that has laminate flooring, neutral decoration and a stylish Ashley Ann fitted kitchen with white wall and floor units with faux wood worktop and tiled splashback. The integrated appliances are: Neff double electric ovens, Neff washing machine, 4 burner induction hob with overhead Neff cooker hood, Caple mid height freezer and Neff dishwasher. There is space for a table and seating for 4 people, a freestanding heat pump dryer and a Fridgemaster American style fridge freezer. Freestanding appliances and table and chairs are subject to sale through separate negotiation. The window, French doors and single half glazed external door open into the rear garden and bathe the room with natural light.

**Landing**                    **9' 6" x 3' 3" (2.9m x 1m)**

A carpeted landing with neutral decoration and doors accessing the 3 bedrooms and bathroom. The ceiling hatch opens into the loft space.

**Bathroom**                    **8' 6" x 6' 3" (2.6m x 1.9m)**

An attractive bathroom with laminate flooring and a large frosted window. There is an elegant Ashley Ann bathroom suite consisting of a white bath, toilet and wash hand basin which are inset modern vanity units. Around the bath and wash hand basin is a tiled splashback and above the bath is a mains shower powered by a pressurised water system. Lastly, the room has an electric chrome heated towel rail and a wall extractor fan for added ventilation.

**Bedroom 1**                    **9' 10" x 7' 7" (3m x 2.3m)**

A spacious double bedroom that is carpeted and has neutral decoration. There is a window overlooking the rear garden and a large built in double wardrobe and a single cupboard.

**Bedroom 2**                    **11' 10" x 8' 6" (3.6m x 2.6m)**

A carpeted double bedroom that is currently being used as an office. It has neutral decoration, a built in cupboard and a large window overlooking the front of the property.

**Bedroom 3**                    **15' 5" x 8' 10" (4.7m x 2.7m)**

A carpeted double bedroom that has a large window overlooking the rear of the property which bathes the room in natural daylight.

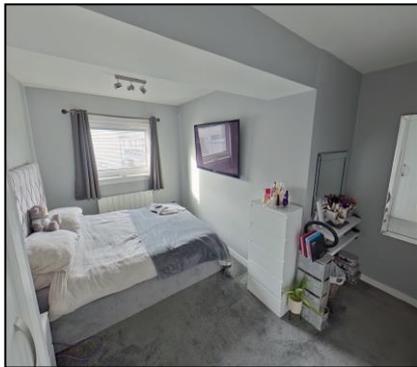
**Garden**

The large, secure rear garden has a block brick wall/ranch fence boundary and access to alleyway. There is a paved patio area outside the 2 kitchen/diner doors, a wooden shed and lawn. The front garden is open plan with a paved path to the front door.



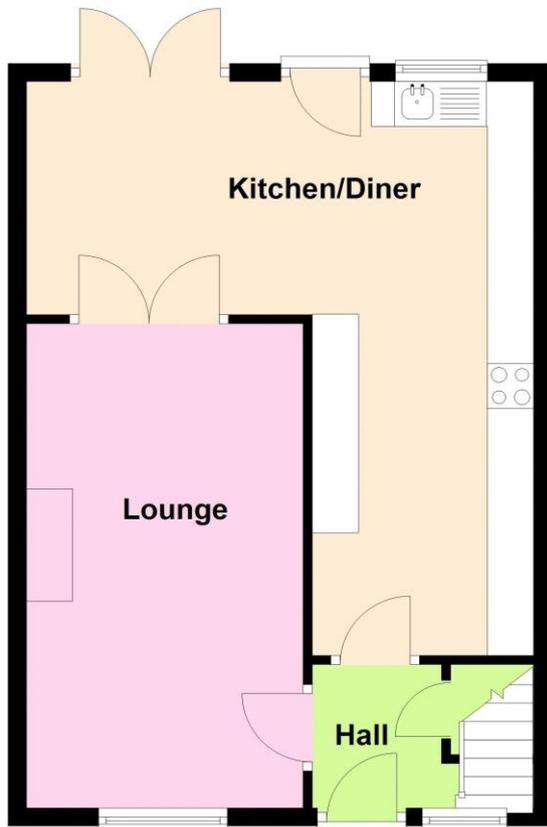
All curtains, carpets and blinds are included in the sale. On application, some furniture will be considered for sale under separate negotiation.

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](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.

**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.