

**21
Wolfburn Road
Thurso**

**Offers Over
£175,000**



- 3 Bedrooms
- Link-detached house
- No chain
- Walk in condition
- Large garden
- Popular area

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

A great opportunity to be the owner of a 3 bedroom linked-detached house in West Gills. This property is well presented and is in walk in condition. It is situated on the outskirts of Thurso but within easy walking distance to the town and seafront to access all the local amenities. The property comprises of ground floor: hallway, kitchen with access to the garage, lounge/diner, WC. The first floor: 3 bedrooms and a bathroom. Outside is a rear garden that is fenced and laid to lawn. The front garden is open plan with a driveway to allow for off road parking. Double glazed and oil central heating throughout. Council tax band D and EPC rating D. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///piled.sits.outdoor

**Hall 10' 6" x 3' 3" (3.2m x 1m)**

Enter via a covered open porch into the hall. The hall is neutrally decorated with a laminate wood floor and a carpeted staircase to the first floor. The hall has a half glazed front door, a built in storage cupboard and doors accessing the lounge/diner, kitchen and WC.

Kitchen 13' 5" x 9' 6" (4.1m x 2.9m)

A spacious room with a window looking out to the front of the property and a door to the integral garage. The kitchen has Ashley Ann fitted wall and floor units in faux wood with black worktops and a blue and cream tiled splashback. There is an electric ceramic hob, overhead cooker hood and electric oven with space for a fridge freezer and plumbing for a dishwasher. At the rear of the room is a breakfast bar with seating for 2 people.

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

This spacious lounge/diner runs across the width of the property and has a laminate wooden floor, a sliding patio door and a large window overlooking the rear garden. The room is neutrally decorated and has a decorative stone fireplace with an inset electric coal effect fire.

WC 7' 7" x 4' 7" (2.3m x 1.4m)

A large downstairs internal WC with a white toilet and pedestal wash hand basin and tiled splashback. The room has a vinyl floor and ceiling extractor fan.

Landing 13' 1" x 3' 3" (4m x 1m)

The carpeted staircase leads up to the landing that has a window overlooking the front of the property. It has doors accessing the 3 bedrooms, bathroom and a built in cupboard.

Bathroom 9' 10" x 7' 3" (3m x 2.2m)

This elegant bathroom has grey vinyl flooring and pale grey wet wall on the walls. There is modern pedestal wash hand basin, bath, toilet and corner shower cubicle with mains shower. A large frosted window is above the bath and a ceiling extractor fan provides additional ventilation.

Bedroom 1 13' 1" x 9' 10" (4m x 3m)

A large, carpeted double bedroom with a window overlooking the rear of the property which floods the room with natural light. There is a double, built in wardrobe with mirrored sliding doors.

Bedroom 2 11' 6" x 7' 3" (3.5m x 2.2m)

A carpeted bedroom with the same neutral decoration as the rest of the property. It has a window overlooking the rear garden and a built in wardrobe with mirrored sliding doors. There is a ceiling hatch with gives access to the floored loft space.

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

A well proportioned, single bedroom with a window overlooking the side of the property. It is neutrally decorated and carpeted.

Garage **20' 4" x 9' 10" (6.2m x 3m)**

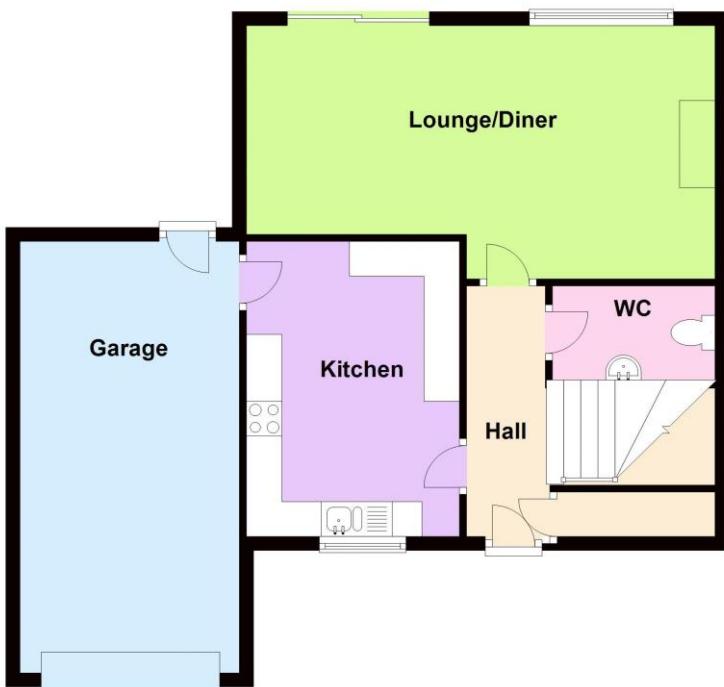
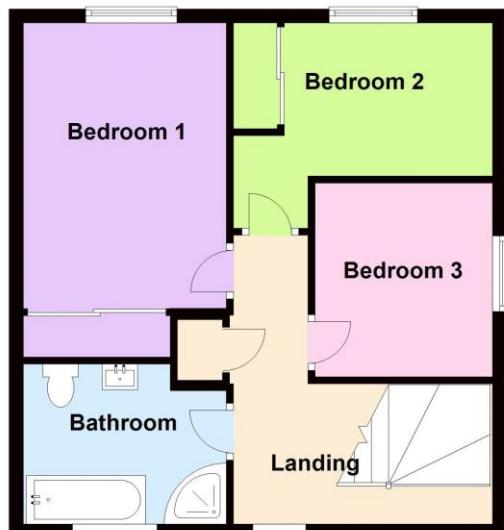
The integral garage has an internal door to the kitchen and an electricity supply with sockets, overhead strip lighting and plumbing for a washing machine. There is an up and over, remote controlled garage door and at the rear is a single external door with a window that opens into the garden.

Garden

The rear garden is low maintenance with a secure wooden fence boundary. There is a large paved patio which is accessed from the lounge/diner and rear garage door. A path from the patio runs to the drying area. The rest of the garden is laid to lawn with a border of established shrubs. A side path leads to the front garden that is open plan with paving and gravel. A driveway offers off road parking.

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.