



## 8 Hill Place Thurso

**Offers over  
£90,000**



- 2 Bedrooms
- Chain free
- Cud-de-sac location
- End terraced house
- Modern interior
- Near primary school

A well presented 2 bedroom end-terrace property with a garden, situated in a quiet cul-de-sac location. The property is within easy walking distance of Mount Pleasant Primary School and the full range of shops, amenities, and services available in Thurso.

The accommodation on the ground floor comprises an entrance hall, a comfortable lounge, and a kitchen/diner. On the first floor there is a landing, a bathroom, and 2 well proportioned bedrooms. Double-glazing and gas central heating throughout.

Council tax band A and energy efficiency rating D. A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: [///windmills.skill.visa](https://www.what3words.com/#!/en/09G4-4949-4949)

**Hall** **7' 7" x 6' 3" (2.3m x 1.9m)**

Enter via a half glazed front door with an adjacent window into a bright, welcoming hall. It is neutrally decorated with a vinyl floor and carpeted stairs to the first floor landing. There are doors accessing the kitchen/diner, lounge and an under stairs cupboard.

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

A spacious, carpeted room that runs along the length of the property with dual aspect windows overlooking the front and rear gardens which floods the room in natural daylight. There is a modern pebble designed gas fire inset a wooden fire surround and on a Caithness stone hearth making a cosy focal point to the lounge.

**Kitchen/Diner** **11' 2" x 7' 7" (3.4m x 2.3m)**

A stylishly decorated kitchen/diner that has a vinyl floor, a built in cupboard housing the gas boiler, a frosted glass door opening into the hall, an external glazed door to the rear garden and a window. There are fitted cream wall and floor units with a wood design worktop and matching breakfast bar seating for at least 2 people. The integrated appliances are: 4 burner gas hob, electric oven and extractor cooker hood. There is space for an under-counter fridge freezer and plumbing for a washing machine

**Landing** **6' 3" x 3' 3" (1.9m x 1m)**

A carpeted landing that has a window overlooking the side of the property. There are doors accessing the 2 bedroom and bathroom. A ceiling hatch opens into the loft space.

**Bathroom** **5' 11" x 5' 3" (1.8m x 1.6m)**

A modern bathroom that has a large frosted window, chrome heated towel rail and ceiling extractor fan. There is a contemporary white L-shaped bath with white wet wall splashback and a mains shower that has waterfall and hand held shower heads. This is complemented by a white toilet and wash hand basin inset a vanity unit.

**Bedroom 1** **15' 5" x 8' 6" (4.7m x 2.6m)**

A spacious double bedroom that is carpeted and is neutrally decorated. It has a built in cupboard and a large window overlooking the front garden which provides plenty of natural daylight.

**Bedroom 2** **12' 2" x 8' 10" (3.7m x 2.7m)**

Another well presented double bedroom that is carpeted and has a built in cupboard. There is a large window overlooking the rear garden.



## Garden

The front garden is laid to lawn with flowerbeds, established shrubs, and a pathway leading to the front door and continuing around to the rear garden. The rear garden features gravel and paved patio areas, along with a large wooden shed. The garden is enclosed by a combination of wooden fencing and a block wall boundary.

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

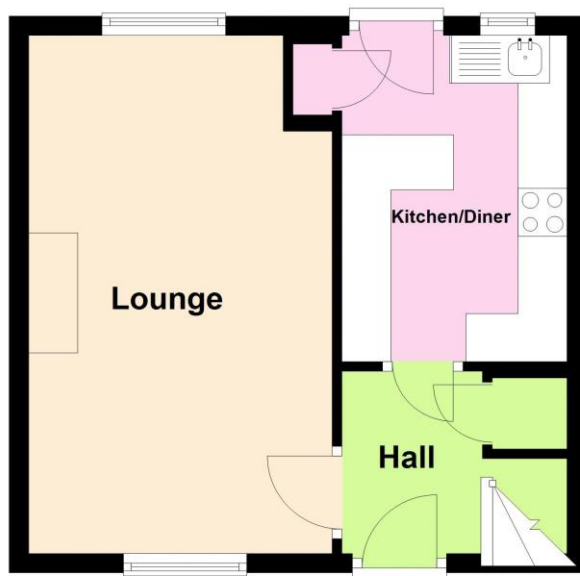
**All furniture and freestanding white goods are available for sale through separate negotiation.**

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.

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