



**16  
Haimer Place  
Thurso**

**Offers Over  
£86,000**



- 2 Bedrooms
- Off road parking
- Walk in condition
- Semi-detached house
- Enclosed garden
- Quiet cul-de-sac

A well presented 2 bedroom, semi-detached house with off road parking and an enclosed garden with shed. It is situated in a quiet cul-de-sac on the popular Mount Pleasant estate and close to shops, primary school, local services and amenities.

The property layout on the ground floor: hall, lounge/diner and kitchen. First floor: landing, 2 bedrooms and shower room.

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: ///shrubbery.safari.essay

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

Enter via a half glazed front door with side window into a bright hall. It is neutrally decorated, has laminate flooring and doors to the lounge/diner, kitchen and under stairs cupboard. Carpeted stairs lead up to the first floor landing.

**Lounge/Diner** **17' 11" x 10' 6" (5.46m x 3.2m)**

A spacious room that runs the length of the house and has a dual aspect with windows overlooking the front and rear of the property making the room bright and inviting. There is a tiled fireplace with a gas fire and back boiler making a cosy focus to the lounge.

**Kitchen** **11' 5" x 7' 7" (3.47m x 2.3m)**

Louvred doors from the hall open into the kitchen that has neutral decoration and a vinyl floor. It has a galley style with floor and wall kitchen units incorporating a breakfast bar and a sink with drainer. There is space for a standalone electric cooker, fridge freezer and plumbing for a washing machine. A window and external half glazed door open into the rear garden.

**Landing** **6' 2" x 3' 3" (1.87m x 1m)**

The carpeted stairs lead up to the landing that has natural light from a window overlooking the side of the property. Doors lead to the 2 bedrooms and shower room and a ceiling hatch opens into the loft space.

**Shower Room** **6' 2" x 5' 3" (1.87m x 1.6m)**

The well proportioned shower room has a vinyl floor, neutral decoration, chrome heated towel rail, partial tiled walls and a large frosted window. There is a corner shower cubicle with an electric shower and tiled splashback, a white wash hand basin inset a vanity unit and a white toilet.

**Bedroom 1** **15' 7" x 8' 6" (4.75m x 2.6m)**

A spacious double bedroom that is carpeted and has a wide window overlooking the front of the property making the room bright. The room is neutrally decorated and has a built in over stairs cupboard.

**Bedroom 2** **9' 6" x 9' 1" (2.9m x 2.76m)**

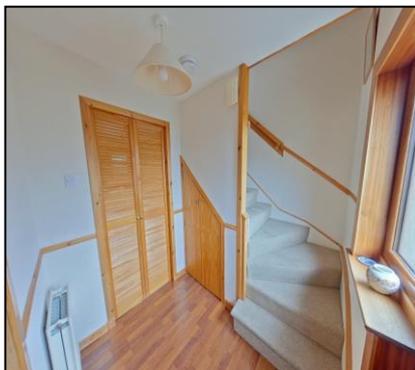
A well proportioned, carpeted bedroom that is neutrally decorated and has a window overlooking the rear garden. It has a built in cupboard that houses the hot water cylinder.

**Garden**

The rear garden is low maintenance with a combination of paved and gravel areas. It has a ranch fence boundary and a wooden shed. An ornate metal gate opens out to the front garden that is paved and has a tarmacked driveway with matching gates and a block brick wall boundary.

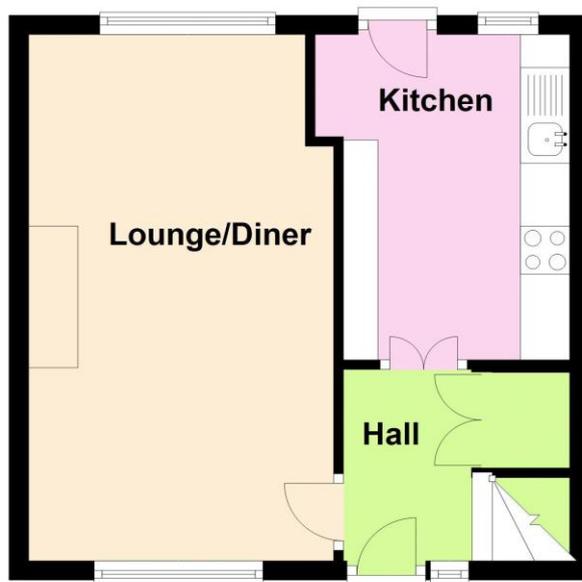
All carpets, curtains and blinds are included in the sale.

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](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.