

**20
Lythmore Road
Thurso**

**Offers Over
£130,000**



- 3 Bedrooms
- Semi-detached

- Walk-in condition
- Secure rear garden

- Popular area
- Spacious rooms

**** £5,000 below Home Report valuation ****

A 3 bedroom, semi-detached house with a large, secure garden in the popular Pennyland location. A property with spacious rooms and in walk-in condition. It is close to shops, schools, college, doctor/dental surgeries, transport links, parks and seafront. The property's layout is: ground floor: porch, hall, lounge, kitchen, utility room. First floor: landing, bathroom and 3 bedrooms. This well presented property has mains gas central heating and double glazing throughout. Council tax band A and energy performance rating D.

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk
What3words: //sunflower.darling.offers

Porch 5' 6" x 2' 11" (1.67m x 0.9m)

Approach the property along a paved garden path to a covered half glazed front door than opens into the porch. It has a cupboard housing the gas boiler and a glazed door leading into the hall.

Hall 8' 1" x 7' 10" (2.47m x 2.4m)

This well proportioned hall is neutrally decorated and has matching glazed doors accessing the porch, lounge and kitchen. A carpeted staircase goes to the first floor with a window a the foot of the stairs and another on the landing making the hall a bright space.

Lounge 21' 7" x 13' 11" (6.57m x 4.25m)

A spacious room that runs along the length of the property with a double aspect of windows overlooking the front and rear gardens. The room is carpeted and has a coal effect gas fire inset a polished stone fire and wood surround making a pleasant focal point to the room. There is space for a table and seating for 6 people.

Kitchen 10' 10" x 8' 6" (3.3m x 2.6m)

A modern fitted kitchen with wall/floor units and a breakfast bar that accommodates 2 people. The units are in a wood design with faux dark grey granite worktop and matching splashback. There is a built in extractor hood over the freestanding electric cooker. A large window above the stainless steel sink overlooks the rear garden and a solid door opens into the utility room.

Utility Room 13' 1" x 7' 9" (4m x 2.37m)

This large utility room is neutrally decorated and has a window overlooking the front of the property and a window and half glazed door opening out into the rear garden. There are kitchen floor units along one wall with plumbing for a washing machine, dishwasher and tumble dryer.

Landing 11' 6" x 4' 3" (3.5m x 1.3m)

This bright carpeted landing has a window overlooking the side of the property and doors accessing the 3 bedrooms and bathroom. A ceiling hatch opens up into the loft space.

Bathroom 7' 10" x 5' 7" (2.4m x 1.7m)

It has a white bathroom suite consisting of a bath, toilet and pedestal wash hand basin. Above the basin is a frosted/stained glass window providing light and ventilation to the room. There is an electric shower over the bath which has a glass shower screen and wet wall surround.

Bedroom 1 13' 9" x 9' 10" (4.2m x 3m)

This attractive, well proportioned double bedroom is carpeted, neutrally decorated and has a large window overlooking the rear of the property. It is a bright room with a built in double

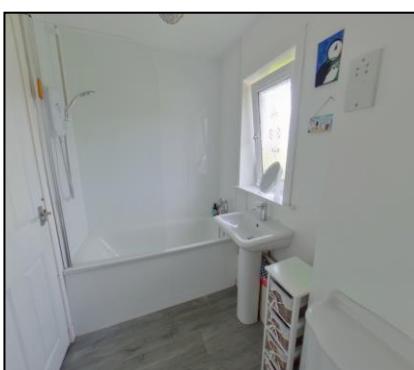
Bedroom 3 8' 9" x 8' 2" (2.67m x 2.5m)

This carpeted, single bedroom is currently being used as an office. It has a window overlooking the front garden and has a built in wardrobe with bifold wooden doors.

Garden

The rear garden is a suntrap and accessed from the house via the utility room. There is a paved patio running along the width of the property with steps up to the lawned area and a paved path leading to the wooden garden shed and drying area. It is a secure garden with flower borders and established shrubs and trees. A garden gate at the side of the utility room accesses the open plan front garden which is laid to lawn with bushes under the lounge window.

All carpets, curtains and blinds are included in the sale. Please call Pollard Property on 01847 894141 to view this neat, family home.




Ground Floor

Approx. 54.1 sq. metres (582.3 sq. feet)


First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



Total area: approx. 97.7 sq. metres (1051.5 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.

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.