

22
Laurie Terrace
Thurso

**Offers in the
Region Of
£93,000**



- 3 Bedrooms
- Popular location
- Large lounge
- Terraced house
- Secure rear garden
- Kitchen/diner

A 3 bedroom terraced house in the popular Springpark area of Thurso. It is an ideal family home within walking distance to Thurso town centre, primary school, countryside, river, seafront, local shops, amenities and services. The property comprises on the ground floor: vestibule, hall, lounge, kitchen/diner, utility/lobby. First floor: 3 bedrooms and bathroom. Outside is a secure rear garden with a shed and an open plan front garden. Oil central heating and double glazed throughout. Council tax band A and energy performance rating D.

For a Home Report and the 360 tour, please go to our website
www.pollardproperty.co.uk

//what3words: output.workers.freshest

Vestibule 6' 1" x 2' 11" (1.85m x 0.88m)

Enter the property via a half glazed front door into the vestibule. This has a frosted window beside the front door, a 15 glass panelled door leading in the hall and an internal frosted window looking into the hall and situated at the base of the staircase. This results in the vestibule and hall being bathed in natural daylight.

Hall 6' 1" x 9' 7" (1.86m x 2.92m)

The hall is neutrally decorated and has laminate flooring with doors leading to the lounge and kitchen/diner. A carpeted staircase leads to the first floor landing.

Lounge 12' 10" x 12' 10" (3.9m x 3.92m)

The spacious lounge has a large window overlooking the front of the property making the room bright. A modern fireplace with an electric fire is an attractive focal point and is complemented by the light wood laminate flooring and neutral decoration.

Kitchen/Diner 13' 5" x 8' 8" (4.1m x 2.63m)

The large kitchen/diner has vinyl flooring and a big window overlooking the rear garden. Along one wall are 2 built in pantry cupboards with wooden louvre doors. There are fitted wall and base kitchen units with pale green doors and a grey faux marble worktop with tiled splashback. There is space for a fridge freezer, standalone electric cooker and plumbing for a washing machine and dishwasher. There is room for a table and seating for 4 people. At the end of the kitchen/diner is an opening into the utility/lobby.

Utility/Lobby 5' 1" x 4' 11" (1.56m x 1.49m)

The utility/lobby has a vinyl floor and a half glazed external door opening into the rear garden. There is a large built in cupboard that is shelved and houses the electric fuse box.

Landing 10' 5" x 5' 5" (3.18m x 1.65m)

The carpeted landing has pine doors opening into the 3 bedrooms and a bathroom. There is a ceiling hatch that accesses the loft area.

Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

The bathroom has a vinyl floor, a tongue and groove ceiling, a frosted window, heated towel rail and a white 3 piece bathroom suite. There is an electric over bath shower which has a glass screen and pale grey wet wall.

Bedroom 1 14' 2" x 8' 9" (4.31m x 2.66m)

Bedroom 1 is a large well proportioned double bedroom with a fitted carpet and a window overlooking the rear garden.

Bedroom 2 10' 0" x 12' 9" (3.04m x 3.88m)

Bedroom 2 is another well presented double bedroom with a fitted carpet and a window with views of the front garden. The built in cupboard houses the immersion tank.

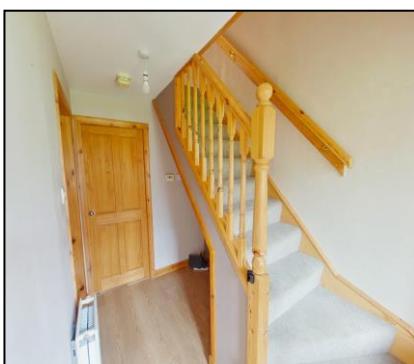
Bedroom 3 9' 5" x 7' 3" (2.87m x 2.2m)

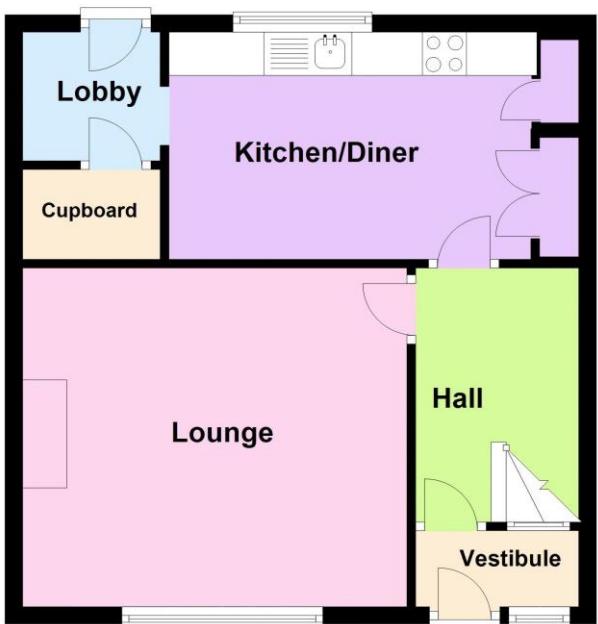
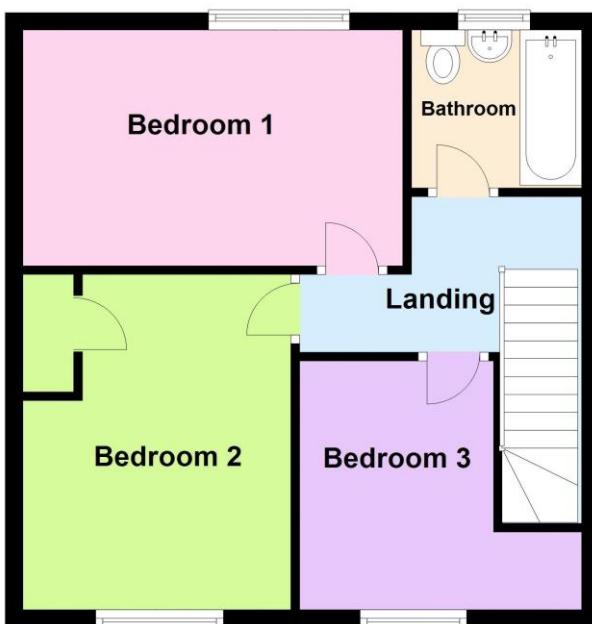
Bedroom 3 is a single bedroom with a similar outlook to bedroom 2. It has laminate flooring and recessed alcove with shelving.

Gardens

Outside is a rear garden with ranch fencing and a cement/paved/lawn area with a wooden shed. The front garden is open plan with a lawn and paved path to the front door.

All carpets, curtains and blinds are included in the sale. White goods and furniture are available for purchase 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 **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.