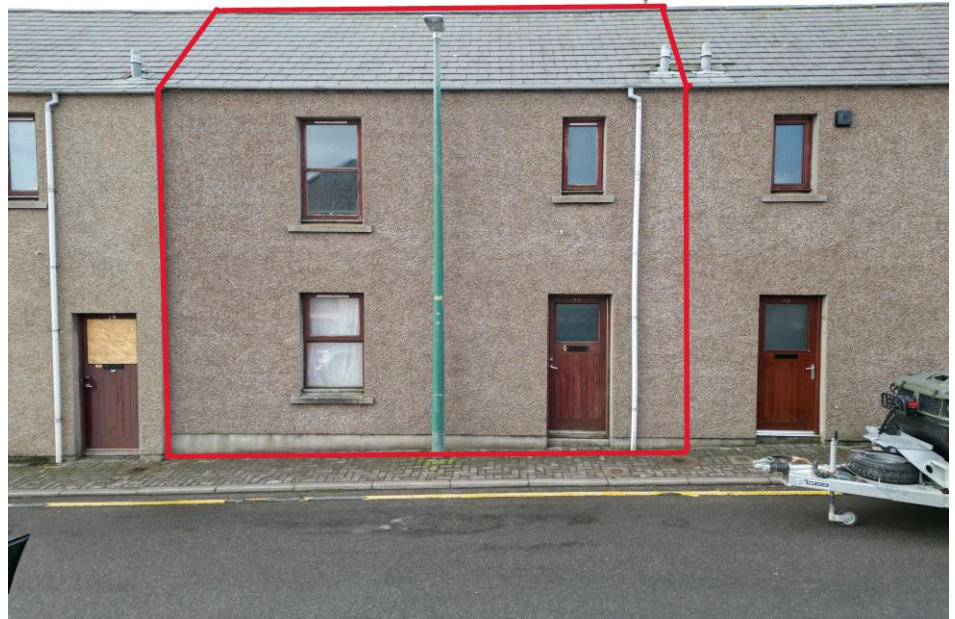


**16
Durness Street
Thurso**

**Offers Over
£55,000**



- 1 Bedroom
- Air source heating
- Close to seafront
- Terraced house
- Central town
- Courtyard

Discover this hidden gem perfectly positioned in the heart of Thurso, just a short stroll from the town's shopping precinct and scenic seafront. This 1 bedroom terraced home features a private courtyard and offers an exciting renovation opportunity for first-time buyers or investors. Thurso, the most northerly town in mainland Britain, lies on the iconic NC500 route and boasts stunning beaches, excellent transport links to Orkney, and a friendly coastal community. With its prime location and great potential, this property is brimming with possibilities. Double glazed and air source heating 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: ///lunge.many.edits

**Hall** **7' 7" x 3' 11" (2.3m x 1.2m)**

Enter via a half glazed front door into the hall. It has a large built in cupboard, stairs up to the first floor landing and a door opening into the lounge.

Lounge **15' 9" x 11' 10" (4.8m x 3.6m)**

A spacious room that runs the length of the property with dual aspect. Windows overlook the front and rear of the property. There are doors opening into the hall and kitchen and it is neutrally decorated.

Kitchen **11' 6" x 9' 10" (3.5m x 3m)**

A well proportioned room that is neutrally decorated with a vinyl floor, a window overlooking the rear of the property and an external door to the courtyard. It has fitted kitchen wall and floor units with a wood design worktop. There is space for a fridge freezer, electric cooker and plumbing for a washing machine.

Landing **7' 7" x 6' 7" (2.3m x 2m)**

A large landing with a built in cupboard housing the air source heating equipment. A window overlooks the rear of the property and provides plenty of natural light to the area. Doors access the bedroom and bathroom.

Bathroom **7' 7" x 6' 7" (2.3m x 2m)**

A well proportioned room that has a white bathroom suite comprising of a bath, bracket wash hand basin and toilet. The room has a frosted window, neutral decoration with partial wood tongue and groove wall cladding around the bath. There is a built in cupboard with wooden louvered doors.

Bedroom **15' 9" x 11' 10" (4.8m x 3.6m)**

A spacious double bedroom featuring dual aspect windows that overlook both the front and rear of the property, offering beautiful sea views. The room is flooded with natural daylight and includes a built in wardrobe.

Courtyard

At the rear of the property is a triangular courtyard with drying area.

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.