

**5  
School Place  
Forss**

**Offers in the  
Region of  
£70,000**



- 2 Bedrooms
- Oil central heating
- Storage shed
- Walk in condition
- End terraced house
- Sea views from rear

**\*\* £7,000 below home report valuation \*\***

**A 2 bedroom, end-terraced house in the popular Forss area of Caithness. The main town of Thurso is a short 10 minute drive away and has all the major amenities associated with medium sized towns including GP and dental surgeries, train and bus connections, primary and secondary schools and supermarkets. This house is a great starter house or would make an ideal buy-to-let.**

**Ground floor accommodation includes hall, large coat cupboard, lounge and kitchen. First floor: 2 bedrooms and a bathroom.**

**Oil central heating. Council tax band A. EPC rating D.**

**What3words: ///corporate.entrust.curving**

**Hall**                      **8' 2" x 3' 9" (2.5m x 1.15m)**

Entry to the house is through a dark grey, composite front door. The hallway is finished with modern colours and fresh pine woodwork. Floors are vinyl with a carpeted open plan staircase. There are two half glazed doors leading to the lounge and kitchen. There is ample storage with a large cupboard for boots or coats, an under stair cupboard and coat hooks.

**Lounge**                      **19' 2" x 11' 0" (5.85m x 3.36m)**

The lounge has a grey colour scheme with 3 painted walls and 1 finished with wall paper. There is no longer a fireplace but there is a small recessed nook adding a focal point to the room.

**Kitchen**                      **10' 6" x 7' 0" (3.19m x 2.13m)**

The same grey colour scheme extends into the kitchen. The fitted units are finished with a wood effect laminate door and dark slim profile worktop. The splashbacks have an eye catching geometric design. There is also an open shelving area which makes a great larder, and a space for a fridge freezer. Appliances include a cooker with a double oven, microwave and a washing machine. The sink is stainless steel. There is a window and uPVC door leading to the back yard.

**Landing**                      **3' 7" x 3' 5" (1.1m x 1.04m)**

The staircase up to the landing is light by flush downlights. The landing gives access to the two bedrooms and bathroom. A ceiling hatch opens into the loft space.

**Bedroom 1**                      **15' 2" x 9' 5" (4.63m x 2.86m)**

Bedroom 1 overlooks the front of the property and benefits from having two windows and a small built in cupboard. It is a well proportioned room with a light coloured carpet, 3 emulsioned walls and 1 wall decorated with feature wall paper. There is a small shelved alcove and a double socket at eye level to provide power for a wall mounted TV.

**Bedroom 2**                      **11' 7" x 9' 6" (3.54m x 2.9m)**

Bedroom 2 is only slightly smaller than bedroom 1, with brown carpet and white painted walls. There are 2 windows to the rear and side of the property and a built in storage cupboard.

**Bathroom**                      **6' 7" x 5' 9" (2m x 1.74m)**

The bathroom has a white bathroom suite and P-shaped bath with shower overhead. The walls are finished with a light coloured wet wall which contrasts with the slate tops. The trim is all in polished chrome with a mixer tap on the sink and a long arm mixer tap on the bath.

**Garden**

The front garden is fully walled, laid to gravel with a concrete patio area and paved steps to the front door. The back garden has been converted to hardstanding with a concrete plinth, small kennel sized shed and tarmacked area. There is a lean-to brick built shed which houses the oil boiler. Opposite the garden is a designated parking space.

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

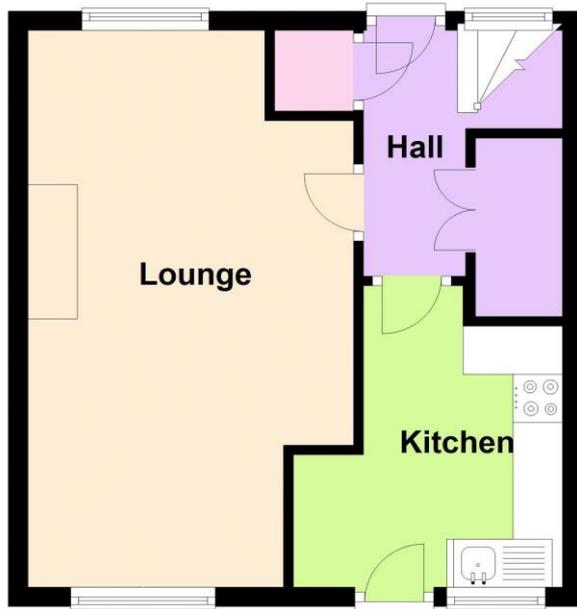
Please call Pollard Property on 01847 894141 to view this semi-rural end terraced house.





### Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



### First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 63.8 sq. metres (687.0 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](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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