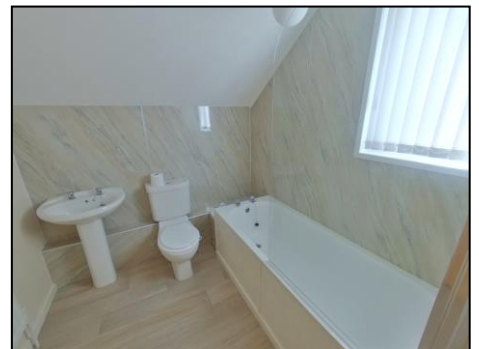


31 Thorfinn Terrace Thurso

**Offers Over
£90,000**



- 3 Bedrooms
- Utility room
- Downstairs WC
- Semi-detached
- Secure rear garden
- Gas central heating

A neat 3 bedroom semi detached house in an ideally located area of Thurso, within walking distance to shops, amenities, services and seafront.

The ground floor consists of hall, WC, kitchen, utility room and lounge. The first floor has a bathroom and 3 bedrooms. Outside is a low maintenance, secure rear garden with a shed and summer house. At the front is a driveway and open plan garden. Gas 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

**Hall 8' 3" x 12' 2" (2.52m x 3.7m)**

Enter the hall via the glass panelled front door. The hall is carpeted and is neutrally decorated. There are doors opening into the WC, kitchen, lounge and 2 cupboards. A dogleg staircase goes up to the first floor with a window on the ground floor that overlooks the front garden.

Kitchen 12' 1" x 11' 8" (3.68m x 3.55m)

Open a 15 glass panelled door into the well presented kitchen that has vinyl flooring and is neutrally decorated. There are 2 built in pantry cupboards, a breakfast bar and a modern fitted kitchen with wall and base units. The units are black gloss with a faux light grey marble worktop and faux brown marble splashback. There is an integral dishwasher and a cooker extractor fan above a standalone electric cooker. The 2 large windows overlooking the side and rear garden offers plenty of light to the room. A pine door with 2 frosted glass panels opens into the utility room.

Utility room 9' 5" x 7' 7" (2.87m x 2.31m)

The utility room has the same vinyl floor as the kitchen, neutrally decorated and has an external half glazed single door giving access to the rear garden. There is a freestanding worktop to provide space and plumbing for a fridge freezer, washing machine and tumble dryer. A kitchen cupboard with a black gloss door completes the room.

Lounge 24' 0" x 12' 4" (7.32m x 3.76m)

A 15 glass panelled door opens into the lounge that runs along the length of the house. The lounge is carpeted, neutrally decorated and has dual aspect windows overlooking the front and rear of the property. A Baxi Bermuda back boiler gas fire is a focal point to this light and airy room.

Landing 7' 10" x 7' 8" (2.4m x 2.33m)

The carpeted first floor landing is naturally lit by the stairwell and has pine doors opening into the bathroom and the 3 bedrooms. A ceiling hatch gives access to the loft space.

Bathroom 7' 7" x 7' 1" (2.32m x 2.16m)

The bathroom has a white bath, toilet and pedestal wash hand basin. There is an electric shower above the bath and wet wall around the bathroom suite. A ceiling extractor fan is over the bath and a frosted window provides light and extra ventilation to the room.

Bedroom 1 8' 10" x 7' 7" (2.68m x 2.32m)

Bedroom 1 is a large carpeted double bedroom with 2 built in double wardrobes. It has 2 windows looking out to the rear of the property making this spacious room flooded with natural light.

Bedroom 2 12' 1" x 11' 7" (3.69m x 3.53m)

Bedroom 2 is a well proportioned, carpeted double bedroom and is neutrally decorated. It has 2 windows overlooking the side and rear of the property.

Bedroom 3 12' 0" x 10' 10" (3.66m x 3.31m)

Bedroom 3 is a single bedroom and is carpeted with a window overlooking the front of the property.

Garden

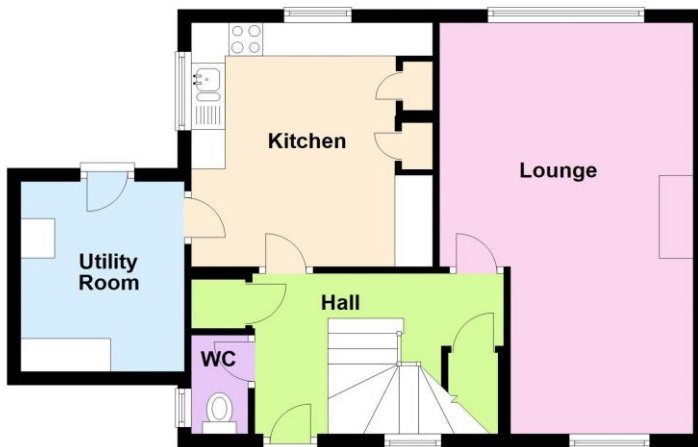
The large rear garden is fenced and gated making it secure. It is low maintenance with lawn and gravel. There is a wooden shed, summer house and patio area. The front garden has a gravel driveway and is open plan.

All carpets, blinds and curtains are included in the sale. Please call Pollard Property on 01847 894141 to arrange a viewing.

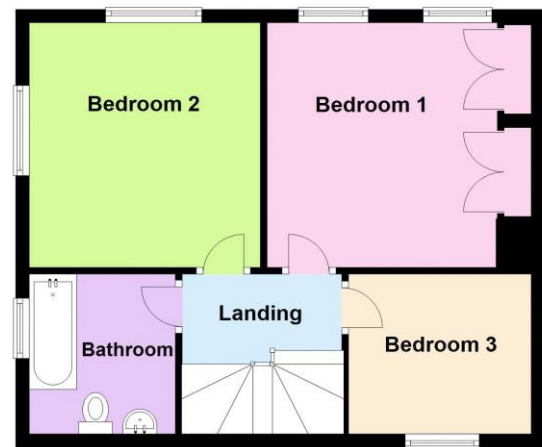




Ground Floor



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 **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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