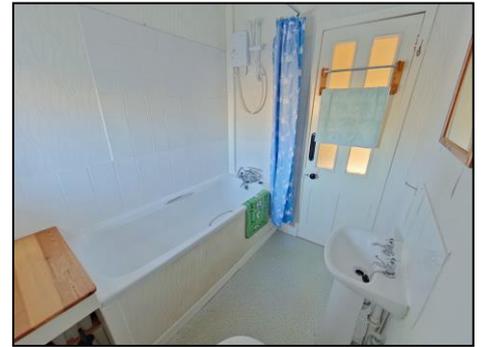


**7  
Barrock Street  
Thurso**

**Offers Over  
£99,500**



- 2 Bedrooms
- End terraced house
- Secure rear garden
- Central town
- Attic room
- Walk in condition

This 2 bedroom end-terraced house with attic room and secure rear garden is ideally located in the heart of Thurso, offering convenient access to all local amenities. Situated just a short walk from the town centre, beach front and park, the property enjoys a prime position within this vibrant coastal community.

Thurso is a bustling town providing a wide range of shops, doctors and dental surgeries, leisure facilities, a high school and college, making it an excellent choice for families, professionals, or those seeking a lifestyle move. The town is also located along the world famous North Coast 500, a spectacular driving route through the Scottish Highlands, adding to the area's strong appeal for tourism and outdoor enthusiasts alike. Air source heating and double glazing throughout.

Council tax band B and energy performance rating E. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words: ///computer.renting.provoking

**Hall** **3' 3" x 3' 3" (1m x 1m)**

Enter via a glass panelled front door with overhead fan light into a neutrally decorated hall. It has a door opening into the lounge and a carpeted staircase to the first floor landing.

**Lounge** **14' 5" x 13' 5" (4.4m x 4.1m)**

A spacious, well proportioned lounge with laminate flooring and neutral decoration. There are 2 recessed built in bookcases and a window overlooking the front of the property. A door opening leads into the dining room.

**Dining Room** **13' 5" x 6' 7" (4.1m x 2m)**

This room runs along the width of the property and links the kitchen and the lounge. It has a laminate floor, a recessed window with shelving underneath, a shallow built in cupboard and fitted kitchen floor units along one wall. There is space for a fridge freezer, dining table and seating for at least 4 people.

**Kitchen** **8' 10" x 7' 10" (2.7m x 2.4m)**

A cosy kitchen with fitted floor units along 3 walls with tiled splashback, vinyl flooring, a window and glazed external door opening out into the rear garden. There is space for a standalone electric cooker and plumbing for a washing machine.

**First Floor Landing** **6' 7" x 3' 3" (2m x 1m)**

A carpeted staircase leads up to the landing. This space has doors to the bathroom and 2 double bedrooms.

**Bathroom** **6' 7" x 5' 7" (2m x 1.7m)**

A bright and sunny bathroom that is neutrally decorated with a vinyl floor and a frosted window. There is a white bathroom suite comprising of a toilet, pedestal wash hand basin and bath. Above the bath is an electric shower with a tiled splashback.

**Bedroom 1** **11' 6" x 10' 6" (3.5m x 3.2m)**

A spacious double bedroom that is carpeted, neutrally decorated with a built in cupboard and doors leading to a first floor landing and another to the attic room staircase. A large window overlooks the front of the property.

**Bedroom 2** **10' 6" x 7' 10" (3.2m x 2.4m)**

A carpeted double bedroom that is neutrally decorated and has a window overlooking the rear garden that floods the room with natural daylight.

**Second floor landing** **3' 3" x 3' 3" (1m x 1m)**

The door from bedroom 1 opens to a carpeted staircase which goes up to the second floor landing. It has a window at the base of the stairs overlooking the front of the property and a built in cupboard on the landing. A rustic door accesses the attic bedroom.

**Attic Room** **12' 6" x 12' 6" (3.8m x 3.8m)**

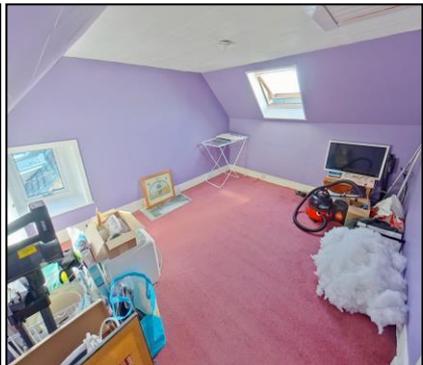
A multi-functional, vaulted ceiling, spacious room. It is carpeted, neutrally decorated with a door to the eaves space and a Velux window making the space bright and welcoming.

**Rear Garden**

A secure rear garden that has a large lean-to greenhouse and a low maintenance garden with established plants and a wooden shed.

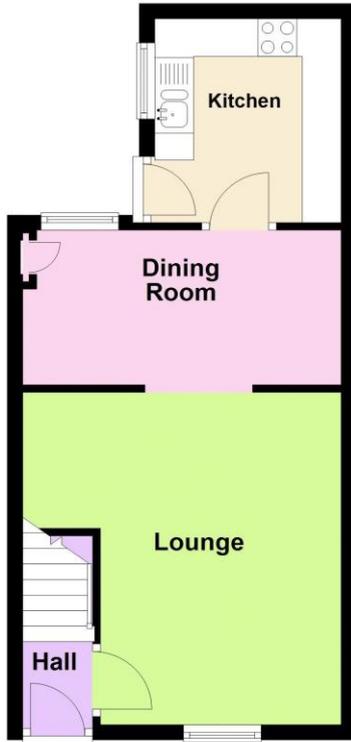
All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141 to arrange a viewing.





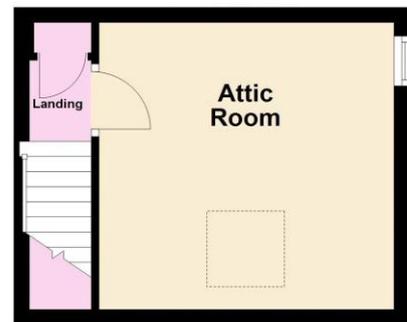
### Ground Floor



### First Floor



### Second 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](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.

**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.