



**17
Royal Terrace
Thurso**

**Offers in the
Region of
£79,000**



- 2 Bedrooms
- Gas Central Heating
- Popular location
- Large block shed
- Close to amenities
- Secure garden

**** £6,000 below Home Report valuation ****

A 2 bedroom, terraced house with a large block built shed in a secure rear garden. The property is located on the popular Springpark estate in Thurso that is in easy walking distance to the shops, primary school, town centre, leisure centre, river and seafront. This house is an ideal investment, family home or first time buy for someone looking to get on the property ladder. On the ground floor there is a hall, lounge and kitchen. First floor: landing, 2 double bedrooms and shower room. This neat property has mains gas central heating and double glazing throughout. Council tax band A and energy performance rating D.

**A Home Report and virtual tour can be found on our website: pollardproperty.co.uk
What3words: ///cafe.villager.stable**

**Hall** **4' 7" x 3' 3" (1.4m x 1m)**

Enter the property via a glazed front door into a neutrally decorated hall. It has a laminate wood design floor and carpeted stairs to the first floor landing. A panelled door on the left hand side opens into the lounge.

Lounge **13' 5" x 11' 2" (4.1m x 3.4m)**

The spacious lounge is stylishly decorated and carpeted. A large window with oak surround overlooks the front of the property and panelled doors access the hall and kitchen. An attractive cream, polished stone fireplace and hearth with a modern electric remote controlled fire is a pleasing focal point in the room.

Kitchen **16' 5" x 10' 2" (5m x 3.1m)**

The sunny kitchen runs across the entire width of the house. It has a tongue and groove varnished ceiling, vinyl tile patterned flooring and a large window overlooking the rear of the property. A fully glazed rear door opens onto the top of a flight of steps down into the garden. There is a fitted, country style pine kitchen with wall and floor units, a faux green marble worktop and tiled splashback. It has an integrated fridge freezer, 4 burner gas hob, electric oven and concealed cooker hood. The standalone dishwasher and washing machine are included in the sale.

Landing **6' 11" x 3' 11" (2.1m x 1.2m)**

The carpeted stairs lead up to a neutrally decorated landing. It has pine panelled doors opening into the 2 bedrooms and bathroom. The ceiling has a hatch accessing the loft space which is fully floored.

Shower room **6' 3" x 5' 7" (1.9m x 1.7m)**

This well proportioned shower room has a varnished tongue and groove ceiling, extractor fan, laminate tile designed flooring and a frosted glass window. There is a corner shower cubicle with an electric shower and wet wall splashback, a white toilet and a wash hand basin above a vanity unit.

Bedroom 1 **12' 11" x 9' 10" (3.94m x 3m)**

The large king sized bedroom is carpeted and has a wide window overlooking the front of the property. There is a built in double wardrobe with wooden louvred doors. The wall mounted TV is included in the sale.

Bedroom 2 **9' 6" x 8' 6" (2.9m x 2.6m)**

This is a bright double bedroom which is carpeted and has a window overlooking the rear garden. It is stylishly decorated with a built in corner cupboard that houses the gas boiler.

Shed **13' 1" x 7' 3" (4m x 2.2m)**

The large block built shed has a small window overlooking the rear garden. There is an electricity supply for sockets and overhead strip lighting.

Garden

The rear garden has steps down from the kitchen to a path and patio area. There is a lawn and flowerbeds with the path continuing to a gravel area and large block built shed. The boundary is a combination of block wall and fencing with a metal gate to an access alley. The front garden is gravelled with established planting and a block/metal fence and hedge boundary.

All carpets, curtains, blinds, dishwasher, washing machine, electric fire and bedroom 1's TV are included in the sale.

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





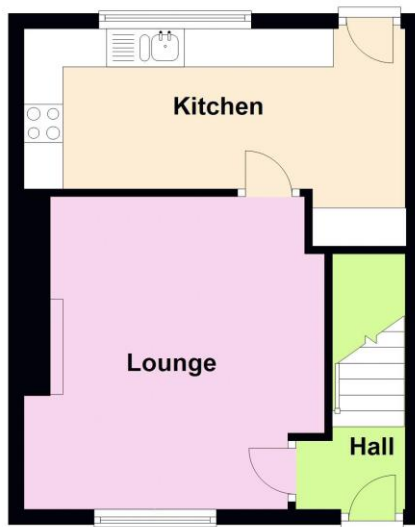
Ground Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 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 **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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