



**20
Hill Place
Thurso**

**Offers in the
Region of
£82,000**



- 2 Bedrooms
- Large rear garden
- Close to town
- Semi-detached house
- Cul-de-sac location
- Near primary school

**** £2,000 below Home Report valuation ****

A 2 bedroom, end terraced property in a cul-de-sac location. It is only a short walk to the local Mount Pleasant Primary School and all the amenities/services in Thurso. The property's layout on the ground floor: hall, lounge/diner, kitchen.

First floor: landing, bathroom and 2 bedrooms. Double-glazing and gas central heating throughout. Large enclosed rear garden with a wooden shed and shared access to front.

Council tax band A and energy efficiency rating D. A Home Report and virtual tour can be found on our website: pollardproperty.co.uk

What3words: [///unloading.states.roof](https://www.what3words.com/unloading.states.roof)

**Hall** **6' 4" x 4' 6" (1.92m x 1.38m)**

Approach the front door which is up 3 steps and sheltered by an open porch. The glazed front door has an adjacent window and opens into a bright hallway. It is neutrally decorated and has a vinyl floor with doors opening into the lounge/diner and kitchen. There is an under stairs cupboard and a carpeted staircase goes to the first floor landing.

Lounge/Diner **18' 1" x 10' 5" (5.5m x 3.17m)**

A spacious lounge/diner with dual aspect windows overlooking the front and rear gardens. The room is carpeted and has a closed fireplace with stone surround and Caithness stone hearth. There is space for a table and seating for at least 4 people.

Kitchen **11' 6" x 7' 7" (3.5m x 2.3m)**

This room has a vinyl floor and neutral decoration. There is a window and a fully glazed external rear door accessing the rear garden that bathes the kitchen in natural daylight. A fitted cream kitchen with floor and wall units is along 2 walls and has a cream worktop and tiled splashback. There is an integrated ceramic 4 burner electric hob, electric oven and overhead extractor hood. There is space for a fridge freezer and plumbing for a washing machine.

Landing **6' 3" x 3' 3" (1.9m x 1m)**

The carpeted landing has a window overlooking the side of the property. Doors lead off to 2 bedrooms and bathroom with a ceiling hatch opening into the loft space.

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

A well proportioned bathroom that has a white 3 piece suite of bath, toilet and pedestal wash hand basin. Above the bath is an electric shower with wet wall splashback and glass shower screen. A large, frosted window provides light and ventilation to the room.

Bedroom 1 **15' 5" x 8' 10" (4.7m x 2.7m)**

A spacious double bedroom with a fitted carpet and a large window overlooking the front garden. The room is neutrally decorated and flooded with daylight.

Bedroom 2 **12' 2" x 9' 2" (3.7m x 2.8m)**

A double bedroom which is carpeted and has a big window overlooking the rear of the property. The room is neutrally decorated and has a built in cupboard.

Garden

There is a large, secure rear garden with is laid to lawn with established trees and shrubs. There is a drying area and a big wooden shed. A paved path runs along the side of the property to the front garden via a shared access. The front garden is laid to lawn with a paved path to the street.

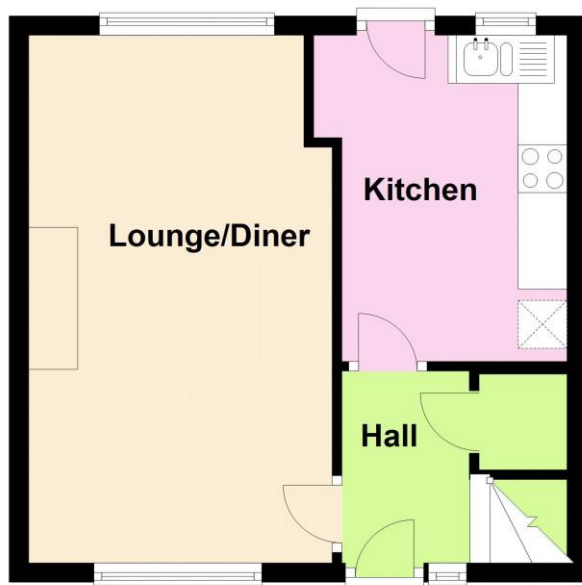
All carpets, curtains and blinds are included in the sale.

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





Ground Floor



First Floor



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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