



24
Springpark Terrace
Thurso

Offers over
£99,000



- 3 Bedrooms
- Detached garage
- No chain
- Semi-detached house
- Large garden
- PV solar panels

A 3 bedroom, semi-detached house in Thurso with a detached garage and large low maintenance garden. In an elevated position that gives excellent views of the townscape and is in easy walking distance to the town centre, schools and amenities.

The property comprises on the ground floor: porch, hall, lounge, kitchen and shower room. First floor: landing and 3 bedrooms.

Gas central heating, PV solar panels and double glazed throughout. Council tax band A and energy efficiency rating C.

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk
What3words: ///agrees.steam.insulated

**Porch** **6' 7" x 3' 11" (2m x 1.2m)**

Approach the property via a flight of steps to the front door that has a half glazed leaded window. It opens into a handy porch with a vinyl floor and a glazed internal door leading into the hall.

Hall **15' 1" x 3' 11" (4.6m x 1.2m)**

The inviting hallway is carpeted and has a built in under stairs cupboard and doors leading to the lounge, kitchen and shower room. Carpeted stairs lead up to the first floor landing.

Lounge **17' 1" x 11' 10" (5.2m x 3.6m)**

A spacious lounge that is bright and welcoming due to the 3 large windows overlooking the front of the property and townscape beyond. The room is carpeted and has a coal effect electric fire inset a polished grey marble, wood surround fireplace and Caithness stone hearth.

Kitchen **17' 1" x 8' 6" (5.2m x 2.6m)**

A modern kitchen with neutral decoration, vinyl flooring, 2 big windows and a half glazed external door that open out into the rear garden. The wood effect wall and floor units have a faux grey marble worktop and matching splashback. The integral appliances are: electric 4 burner ceramic hob with overhead extractor hood, electric oven and dishwasher. The standalone washing machine, fridge freezer and microwave are included in the sale. Beside the rear door is a built in pantry cupboard.

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

A well proportioned room that is neutrally decorated with a large frosted window providing light and ventilation. The shower room is wet walled and has a modern vanity unit under the window incorporating a white wash hand basin and toilet. In one corner is a shower cubicle with a mains shower and the room is heated by a chrome towel rail.

Landing **8' 10" x 8' 2" (2.7m x 2.5m)**

An L-shaped, carpeted landing that has a window overlooking the side of the property and floods the area with natural light. Doors lead off to the 3 bedrooms and built in cupboard. A ceiling hatch opens up into the loft space.

Bedroom 1 **11' 10" x 11' 2" (3.6m x 3.4m)**

A spacious double bedroom that is carpeted and has a large window overlooking the front garden and townscape. Along one wall is a built in double wardrobe with mirrored sliding doors.

Bedroom 2 **11' 10" x 11' 2" (3.6m x 3.4m)**

A well proportioned double bedroom that is carpeted and has a window overlooking the rear garden.

Bedroom 3 **12' 6" x 8' 6" (3.8m x 2.6m)**

A carpeted double bedroom that is neutrally decorated and has a window overlooking the rear of the property. It has a built in cupboard and a wall mounted TV that is included in the sale.

Garage **18' 1" x 9' 10" (5.5m x 3m)**

A detached garage with an electricity supply that incorporates overhead lighting, sockets and an Everest sectional insulated panel garage door with remote control operation. There is a window and single rear door opening into the garden.



Garden

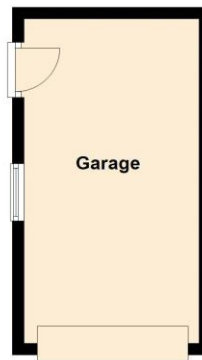
The rear garden is laid to lawn with a paved patio and path leading to the garage, driveway and to the front of the property. The boundary is a combination of block brick wall, wooden fence and hedge. The front garden has a sloping lawn, gravel areas, concrete driveway and steps to the front door.

Included in the sale are the following: fridge freezer, washing machine, microwave, wall mounted TV, electric fire, carpets, curtains and blinds. The PV solar panels have a transferable contract feed in tariff which provides an income and helps reduce electricity bills.

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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