

**3**  
**Upper Burnside Court**  
**Thurso**

**Offers over**  
**£145,000**



- 2 Bedrooms
- Popular area
- Solar panels
- End terraced house
- Quiet cul-de-sac
- Integral garage

A 2 bedroom end of terrace house with an integral garage in the popular Burnside area of Thurso. It has a large concrete driveway and mature low maintenance front and rear gardens. Within easy reach of shops, seafront and local amenities. The property has partial views of the Pentland Firth and the Orkney Islands.

The house's layout comprises on the ground floor: porch, hall, lounge/diner and kitchen. First floor: landing, 2 double bedrooms and shower room.

Modern Clay Core electric heating, PV solar panels and double glazing throughout. Council tax band C 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: ///small.reason.commit

**Porch** **3' 11" x 3' 7" (1.2m x 1.1m)**

Enter via a half glazed front door into the porch which has a window overlooking the front of the property. It is neutrally decorated with a vinyl floor and a built in cloak cupboard. A glazed internal door opens into the hall.

**Hall** **12' 6" x 5' 7" (3.8m x 1.7m)**

The hall is neutrally decorated and has vinyl flooring. Doors lead into the lounge/diner, kitchen, integral garage and under stairs cupboard. Carpeted stairs lead up to the first floor landing.

**Lounge/Diner** **16' 9" x 11' 2" (5.1m x 3.4m)**

The large lounge/diner runs along the length of the property and has dual aspect windows overlooking the front and rear gardens with the front window having partial sea views. It has wood design vinyl flooring and a multi-fuel stove inset a wooden surround and sitting upon a Caithness stone hearth, making a cosy focal point to the room.

**Kitchen** **14' 9" x 9' 2" (4.5m x 2.8m)**

A modern kitchen with tile patterned vinyl flooring and neutral decoration. A half glazed external door opens out into the rear garden and a large window above the sink provides plenty of natural light to the room. There are wall and floor fitted wooden kitchen units and faux grey marble worktop and splashback. The integrated appliances are: electric tower oven, ceramic 4 burner electric hob with overhead extractor fan, and a slim line dishwasher. There is plumbing for a washing machine and space for a fridge freezer. There is additional space for a table and seating for at least 2 people.

**Garage** **17' 9" x 8' 6" (5.4m x 2.6m)**

An integrated garage that is accessed by an internal door from the hall. It has a sectional, remote controlled garage door than opens out onto the large driveway. There is overhead strip lighting and electric wall sockets.

**Landing** **6' 7" x 5' 3" (2m x 1.6m)**

The carpeted landing is naturally lit by a large Velux window and has doors leading into bedrooms 1 and 2, shower room and a big built in cupboard. A ceiling hatch that accesses the boarded loft space.

**Shower Room** **13' 5" x 4' 11" (4.1m x 1.5m)**

A modern shower room with wood design vinyl flooring, neutral decoration and a Velux window. There is a walk in shower that has a wet wall splashback and an electric shower. Beneath the window is the toilet and beside the shower is a wash hand basin upon a built in vanity unit.

**Bedroom 1** **14' 9" x 8' 10" (4.5m x 2.7m)**

A spacious double bedroom that is carpeted and has a window overlooking the front of the property and a view of the Pentland Firth and Orkney Islands. Along one entire wall is a built in wardrobe with sliding mirrored doors.

**Bedroom 2** **18' 8" x 8' 10" (5.7m x 2.7m)**

Another very spacious double bedroom which is carpeted and has a built in wardrobe with mirrored sliding doors that runs along one entire wall. A dormer window overlooks the rear garden and countryside.

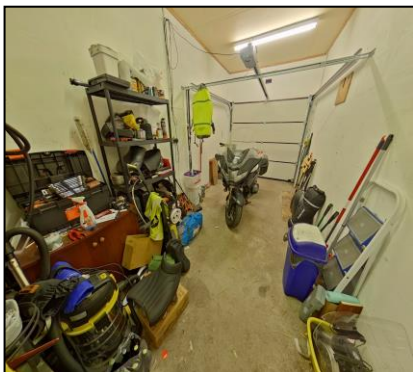
**Garden**

The rear garden is accessed from the kitchen and has a path leading to a decked area and through to the front of the property. The rear garden has a ranch fence boundary, laid to lawn with mature trees. There is a wood store and shed. The front garden has a gravel area and concrete driveway.

The property benefits from PV solar panels fitted in 2013 that will assist in reducing electricity bills and are still in contract to provide an annual income. The electric heating has Clay Core radiators that are controlled by a thermostat in each room.

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

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





### Ground Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



### First Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



Total area: approx. 92.5 sq. metres (996.0 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](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.

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