



**8
Sir Archibald Road
Thurso**

**Offers Over
£265,000**



- Riverside Location
- Enclosed Gardens
- Off road parking
- Detached Villa Style House
- Oil Heating
- Double Garage

A rare opportunity to purchase a large, villa style, 3 bed detached property with views over River Thurso. Benefitting from a double garage, off road parking, established gardens and oil central heating. The property has generous living space with a large kitchen, separate utility, 2 reception rooms, wrap-around conservatory and a large central hall. There is a large downstairs family bathroom and bedroom. There is an additional 2 upstairs en-suite bedrooms with spectacular views across the river towards the town centre. Oil central heating.

Council tax band E and energy performance rating D. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///adjusting.guitar.bigger

**Porch** **4' 7" x 4' 3" (1.4m x 1.3m)**

A half glazed PVC front door leads to a bright and airy front porch, with space for a side unit. Tastefully finished with laminate flooring and light wallpaper.

Hall **12' 10" x 9' 6" (3.9m x 2.9m)**

The porch leads into a large, open plan hallway. It is a welcoming space with plenty room for furniture. There is a large storage cupboard with sliding doors. Neutrally finished with a grey carpet and light wallpaper. There is access to the lounge, kitchen, dining/garden room, bathroom and downstairs bedroom.

Lounge **21' 0" x 15' 1" (6.4m x 4.6m)**

The lounge has a cozy feel to it, with a multifuel stove traditionally set on a Caithness slate hearth with a woodstore nook set into the surround. The large window is full length to the floor, letting in plenty of light and over looking the enclosed front garden. The room is finished off in a modern light grey colour scheme. There is access to the wrap-around conservatory through a sliding door, and an open plan staircase leads to the 2 upstairs bedrooms.

Conservatory **22' 4" x 4' 3" (6.8m x 1.3m)**

Currently used as an office, this is a tiled roof conservatory with large double glazed window units and French doors leading onto the driveway. Practically finished with vinyl flooring and textured walls.

Kitchen **19' 8" x 11' 2" (6.0m x 3.4m)**

The kitchen is a very useable space with blockwood worksurfaces and light coloured units. Appliances include a fully electric range cooker, cookerhood, integrated fridge freezer and dishwasher. The large window overlooks the back garden. The look is completed with vinyl floors, pale green walls, tiled splashback and solid Caithness slate breakfast bar.

Utility **17' 5" x 7' 10" (5.3m x 2.4m)**

Large utility room with plenty worktop and cupboard space and a stainless steel sink with mixer tap. There is undercounter space for a washer and a drier. The floors are finished in a dark Vinyl. There is a door leading to the integral double garage, and a door to the rear garden.

Garden Room / Dining Room **23' 0" x 10' 10" (7.0m x 3.3m)**

This large garden extension makes an excellent dining room and snug. With French doors opening onto a patio area and a large window, this room is a bright and airy space. For the cooler, winter months, there is a wood burning stove situated in the corner, on a Caithness slate hearth.

Bathroom **9' 10" x 6' 11" (3.0m x 2.1m)**

The bathroom has a modern suite with a large, corner whirlpool bath, wall mounted sink, toilet and corner shower with a mains hot water shower. Fittings are in chrome. A black Caithness slate floor, with underfloor heating and white walls. The bath and shower enclosure are finished with a dark blue wet wall.

Bedroom 1 **15' 1" x 13' 5" (4.6m x 4.1m)**

Large main bedroom with views over the river. Storage is provided by fitted wardrobes. Finished with a grey carpet and off white walls.

En-suite 1 **5' 11" x 5' 7" (1.8m x 1.7m)**

Fitted with pedestal sink, toilet and shower enclosure lined with red wetwall. All fittings are in chrome and the floors are finished with ceramic tiles and electric underfloor heating. Neutral decor and chrome electric towel radiator gives the room a modern finish.

Bedroom 2

17' 9" x 15' 1" (5.4m x 4.6m)

Another large double bedroom with views across the river. This room is similarly kitted out with fitted cupboards. Thought has gone into designing a usable en-suite, smartly tucked in behind a partition. Finished with a grey carpet and light blue walls.

En-suite 2

6' 11" x 4' 7" (2.1m x 1.4m)

This compact space is a well thought out en-suite with sink, toilet and shower enclosure. There is a chrome mixer shower off the mains hot water. The look is completed with chrome fittings, matching electric towel rail, light wetwall and ceramic tiled floor with electric underfloor heating.

Bedroom 3

15' 9" x 8' 10" (4.8m x 2.7m)

Now an essential planning feature for any new build, this property has a downstairs double sized bedroom with a large north east facing window. Finished with a blue carpet and off-white walls.

Garage

20' 4" x 17' 9" (6.2m x 5.4m)

A large double garage with twin doors (one electric roller, the other is non-operational). The oil boiler and mains pressure hot water tank is located here. There are two windows overlooking the back garden.

Gardens

The gardens are fully enclosed with the help of the wooden gate over the driveway. The gardens are mostly set to lawn with a couple of flower beds and established shrubs and trees. There is a tarred driveway with plenty parking for at least 2 cars. There is a patio area at the back off the garden room - perfect for those summer BBQs.

All integrated kitchen appliances, range and carpet and curtains are included in the sale.

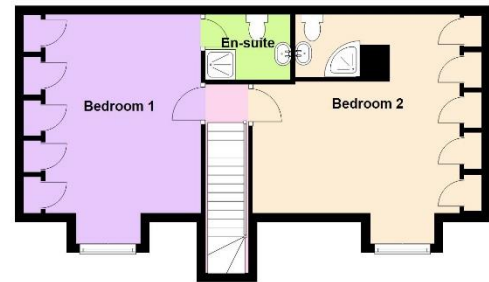




Ground Floor



First Floor



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