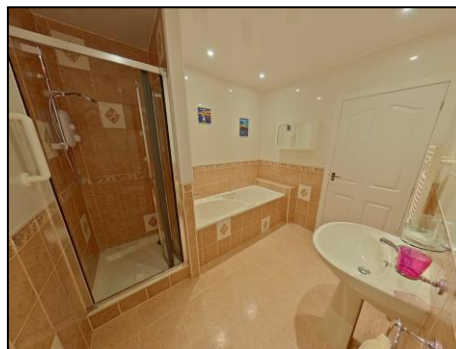




**13
Houston Terrace
Thurso**

**Offers Over
£255,000**



- 4 Bedrooms
- Detached bungalow
- Riverside location
- Quiet cul-de-sac
- Integral Garage
- Conservatory

A rare opportunity to purchase an attractive 4 bedroom, detached bungalow with a garage and wraparound garden. It is located in a sought-after area in a quiet cul-de-sac with an uninterrupted/elevated view of Thurso riverside.

The property comprises: hall, lounge/diner/sunroom, conservatory, kitchen, utility room, bathroom, 4 bedrooms and integral garage.

Double glazed and LPG gas central heating throughout. Council tax band E and energy performance rating F.

**For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk
What3words ///crossings.puffed.scatters**

**Porch** **3' 3" x 2' 11" (1.0m x 0.9m)**

A white uPVC front door with Rennie Mackintosh style leaded glass design opens into a front porch. A glazed, panelled door leads into the hallway.

Hall **10' 2" x 5' 11" (3.1m x 1.8m)**

The bright, wide hall has recently been refurbished in neutral décor and recarpeted. This has been replicated in 3 of the bedrooms. There are doors opening into the lounge/sunroom/diner, kitchen, bathroom, 4 bedrooms and coat cupboard

Lounge/Sunroom/Diner **25' 3" x 14' 9" (7.7m x 4.5m)**

A 15 glass panelled door opens into the spacious family room. It offers space for a large lounge area, with a Caithness slate fireplace and electric fire. The lounge flows into a large sunroom with a wooden ceiling and 3 picture windows overlooking the landscaped garden that has views of the riverside and the dining area with a window overlooking the side of the property. A door leads into the kitchen and patio sliding doors open into conservatory.

Conservatory **11' 2" x 11' 2" (3.4m x 3.4m)**

A large conservatory with a wooden floor, neutral decoration and windows along 2 walls and French doors. They open onto a Caithness flagstone terrace and into the attractive rear garden.

Kitchen **13' 9" x 11' 6" (4.2m x 3.5m)**

The large kitchen has a country style built in kitchen with a wooden floor and wall units with faux marble worktops and matching splashback. This incorporates a stainless steel sink/drainage and a standalone electric cooker, undercounter fridge and dishwasher. In addition, there is a large built in larder cupboard. A window above the sink overlooks the garden and glazed doors open into the utility room, lounge and hall.

Utility **13' 5" x 8' 6" (4.1m x 2.6m)**

The spacious utility room has plumbing for a washing machine, tumble drier and fridge freezer. There is a ceramic tiled floor, neutral decoration, internal doors opening into a storage cupboard and integral garage, a big picture window and an external door to the rear garden.

Bathroom **8' 10" x 7' 3" (2.7m x 2.2m)**

A well proportioned room that is tiled and has an internal frosted window opening into the utility room. There is a shower cubicle with an electric shower, toilet, bath and pedestal wash hand basin. A heated towel rail complements the room.

Bedroom 1 **13' 1" x 10' 2" (4.0m x 3.1m)**

A spacious, carpeted double bedroom that is neutrally decorated. It has a large window overlooking the front garden and a recess housing a wash hand basin.

Bedroom 2 **14' 9" x 10' 2" (4.5m x 3.1m)**

The second bedroom is large, bright and airy with dual windows overlooking the front and side gardens. It is carpeted and benefits from a built in wardrobe with wooden sliding doors.

Bedroom 3 **10' 2" x 7' 10" (3.1m x 2.4m)**

A bright bedroom with a built in double wardrobe with wooden sliding doors. Neutral decor and carpets with a window overlooking the side garden.

Bedroom 4 **11' 6" x 9' 10" (3.5m x 3.0m)**

A light and bright, carpeted double bedroom which is neutrally decorated and has a large window overlooking the front garden

**Garage** **17' 5" x 16' 5" (5.3m x 5.0m)**

A generous, integral 1.5 sized garage with a large electric up and over door and window to one side. It houses the gas boiler and hot water tank. There is an electric supply and ample space ideal for storage/workshop.

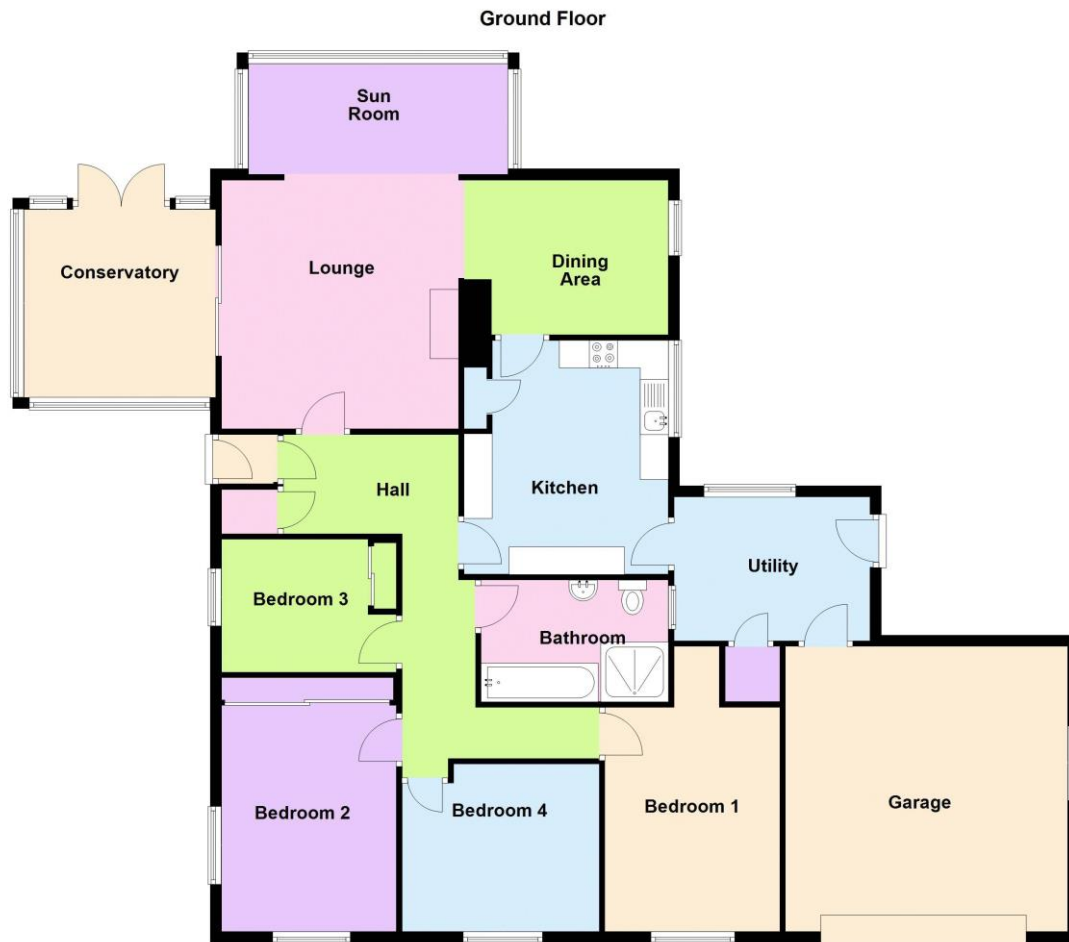
Gardens

There are stunning established gardens that seamlessly blend into the shrubbery that leads down to the river. Historically, there was access down to the river via a track but this has since grown over. There is a pond, beautifully landscaped into a slate terrace, overlooking the countryside. The front garden is also well landscaped with a driveway for off road parking.

All carpets, curtains, cooker, washing machine, dishwasher and tumble dryer are included in the sale.

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





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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