

**55
Castlegreen Road
Thurso**

**Offers Over
£125,000**



- 3 Bedrooms
- Off road parking
- Desirable area
- Semi-detached house
- Large garden
- Walk-in condition

A charming 3 bedroom semi-detached home in a highly sought-after area. The property boasts off-street parking and a secure, well-maintained rear garden. Situated in a prime location, the home is conveniently close to local schools, a college, and essential amenities such as a dentist and doctor's surgery. Excellent transport links make commuting easy, while the nearby seafront offers the perfect retreat for leisurely strolls and outdoor activities.

The property's layout on the ground floor: porch, hall, lounge, kitchen/diner, utility room, WC. First floor: landing, bathroom, 3 bedrooms. Double glazed, mains gas central heating throughout. Council tax band A and energy performance rating D.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk
What3words ///neatly.acoustics.parties

**Porch** **4' 11" x 2' 11" (1.5m x 0.9m)**

Enter via an open porch with a glazed front door into a handy porch. The porch is neutrally decorated with a cloak cupboard and a lockable inner door opening into the hall.

Hall **7' 10" x 7' 10" (2.4m x 2.4m)**

A well proportioned hall has laminate flooring and glazed doors into the kitchen and lounge. An open staircase with windows on the ground and first floor naturally light the hall and landing.

Lounge **21' 4" x 13' 5" (6.5m x 4.1m)**

A spacious lounge with dual aspect windows overlooking the front and rear gardens. It is neutrally decorated with a fireplace, Caithness stone hearth and modern electric fire.

Kitchen/Diner **12' 2" x 9' 10" (3.7m x 3m)**

A modern kitchen with laminate flooring and a large window overlooking the rear garden. There are fitted wall and base kitchen units in cream gloss with a faux wood worktop and tiled splashback. A corresponding breakfast bar is in one corner and can accommodate 2 people. The integrated appliances are: induction 4 burner hob, overhead extractor fan, tower electric oven, dishwasher and fridge freezer. A door at one end of the room accesses the utility room.

Utility Room **9' 6" x 5' 11" (2.9m x 1.8m)**

A useful utility room that has fitted base kitchen units with a wood style finish and a dark grey worktop. There is a stainless steel sink and plumbing for a washing machine and tumble dryer. The room is neutrally decorated and has laminate flooring. Additionally, above the sink is a frosted window, a wall mounted gas boiler, an external half glazed door and internal doors to the WC and kitchen/diner.

WC **5' 11" x 2' 11" (1.8m x 0.9m)**

A handy WC that has a frosted window and laminate flooring. There is a white toilet, wash hand basin and a built in worktop providing space for possible storage beneath.

Landing **11' 10" x 4' 3" (3.6m x 1.3m)**

A bright landing with a window overlooking the side of the property. It is carpeted with neutral decoration and doors opening into the bathroom, 3 bedrooms and large cupboard. A ceiling hatch accesses the loft space.

Bathroom **8' 2" x 5' 3" (2.5m x 1.6m)**

A contemporary bathroom with a frosted window, vinyl flooring, Metro tiled walls and a uPVC white/silver tongue and groove ceiling. There is a P-shaped bath with modern black taps and mains shower with dual handheld and raindrop showerheads. A wash hand bowl with matching black style mixer tap is upon a oak worktop and beside it is a white toilet. A black heated towel rail complements the room.

Bedroom 1 **13' 9" x 9' 10" (4.2m x 3m)**

A large, king sized room that is neutrally decorated, carpeted and has a picture window overlooking the rear of the property. There is a built in double wardrobe with mirrored sliding doors.

Bedroom 2 **11' 2" x 9' 10" (3.4m x 3m)**

A pleasant double bedroom that is carpeted and neutrally decorated. It has a window overlooking the front of the property and a small built in cupboard.

Bedroom 3 **8' 10" x 7' 7" (2.7m x 2.3m)**

A bright single bedroom that has laminate flooring and a window overlooking the front garden. There is a large built in cupboard that is over the stairwell.



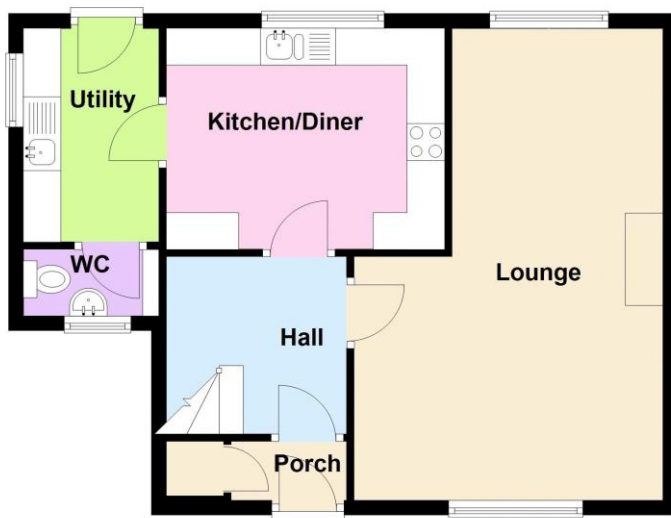
Garden

The rear garden is mainly laid to lawn with a drying area and raised vegetable beds. It has a wooden and wire fenced boundary and at the bottom of the garden is a blue wooden shed. (Note: the large wooden shed is not included in the sale.) The front garden has an open plan lawn and block driveway to allow off road parking.

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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