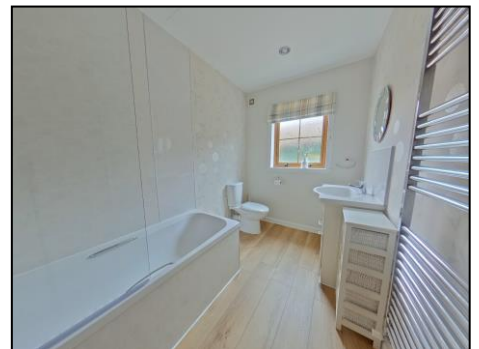


# 1 Pentland Court Thurso

**Offers over  
£145,000**



- 2 Bedrooms
- Modern interior
- Close to seafront
- End-terraced bungalow
- Walk in condition
- Off road parking

Located in a quiet court complex near the seafront and within easy walking distance of the town, this delightful 2 bedroom terraced bungalow offers a unique blend of character and comfort. The home features off road parking and a private rear garden courtyard with a flourishing year-round border.

Inside, the accommodation comprises a welcoming hall, two well proportioned bedrooms, a bathroom, en-suite, a spacious lounge and a fitted kitchen/diner. A perfect coastal retreat with historic character—viewing is highly recommended. Mains gas central heating and double glazing throughout.

The property falls under Council Tax Band C and has an Energy Performance Rating of C. For the Home Report and 360° virtual tour, please visit our website: [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)  
What3words: ///orders.pursue.quietly

**Hall 39' 4" x 3' 3" (12m x 1m)**

Enter via a 2 glass panelled front door into the long hallway. It is neutrally decorated, carpeted and has doors opening into the lounge, kitchen/diner, bathroom, bedroom 1 & 2, 3 built in cupboards plus 2 windows overlooking the front of the property. There are 2 ceiling hatches allowing access to the loft space.

**Lounge 19' 4" x 16' 1" (5.9m x 4.9m)**

A 4 panel glass door opens into a spacious lounge, decorated in neutral tones and fitted with a cream carpet. This inviting space boasts a dual aspect, with large windows overlooking both the front and rear gardens, allowing an abundance of natural light to fill the room

**Kitchen/Diner 14' 9" x 11' 10" (4.5m x 3.6m)**

Sliding glass panelled doors open into the well presented, modern kitchen/diner which is neutrally decorated and has vinyl flooring. It has modern country style fitted kitchen with cream wall and floor units, wood style worktops and tiled splashback. A window overlooks the rear garden and is above the stainless steel 1 1/2 sink with drainer. The integrated appliances are: tower electric oven and microwave, ceramic hob and an overhead fan extractor hood. There is plumbing for a dishwasher and space for a fridge freezer and a table with seating for at least 4 people.

**Utility Room 9' 10" x 3' 3" (3m x 1m)**

The handy utility room has the same style fitted kitchen units, flooring and decoration as the neighbouring kitchen/diner. There is plumbing for a washing machine and tumble dryer and a half glazed external door opening into the rear garden.

**Bathroom 11' 10" x 5' 11" (3.6m x 1.8m)**

A spacious bathroom has click vinyl flooring, neutral decoration, chrome heated towel rail, wall extractor fan and a frosted window. There is a white toilet, a wash hand basin inset a vanity unit and a bath. The bath has a mains shower and wet wall splashback.

**Bedroom 1 15' 9" x 11' 10" (4.8m x 3.6m)**

At the end of the hall is a spacious double bedroom that is elegantly decorated in neutral tones and carpeted. The room is bright and sunny due to a large window overlooking the front of the property and has a door opening into the shower en-suite.

**Bedroom 1 Shower En-suite 9' 10" x 5' 11" (3m x 1.8m)**

A spacious, contemporary shower en-suite with click vinyl flooring, tiled walls and a frosted window. The walk in shower has a mains shower and wet wall splashback and is complemented by a white wash hand basin and toilet.

**Bedroom 2 12' 2" x 8' 10" (3.7m x 2.7m)**

Another well presented double bedroom that is carpeted with neutral decoration. There is a window overlooking the rear garden which bathes the room in natural daylight.

**Garden**

A private rear garden has a wide paved patio running along the width of the bungalow that faces a banked flowerbed with established shrubs and planting. There is a boundary Caithness dyke wall and wooden gates either end accessing the front of the property. This has a shared block paved driveway for convenient parking.



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

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





Ground 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](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.

**INTERESTED PARTIES SHOULD NOTE:** Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.