

3 Pollok Place Thurso

**Offers over
£255,000**



- 4 Bedrooms
- Chain free
- Quiet cul-de-sac
- Detached house
- Integral garage
- Large garden

Tucked away in a peaceful cul-de-sac in one of Thurso's most sought-after neighbourhoods, this rarely available detached property offers generous family living, excellent outdoor space and walk-to-everything convenience.

Accommodation comprises on the ground floor: porch, hall, lounge, dining room, kitchen/diner, utility room, WC and garage. On the first floor: 4 bedrooms and a family bathroom. It has a generous wraparound garden offering sunny and sheltered spots throughout the day. There's ample lawn, established shrubs and trees plus a solid block shed (ideal as a workshop) and a separate timber shed for garden tools. To the front, the mono-block driveway provides off-road parking.

Oil central heating and double glazing throughout. Energy performance rating D and council band D. For a Home Report and the 360 tour, please go to our website:

www.pollardproperty.co.uk

What3words: ///heavy.landscape.sonic

**Porch** **4' 11" x 3' 11" (1.5m x 1.2m)**

Enter via a decorative glass panelled front door into the porch. It has a tiled floor, ceiling light and a glazed internal door with matching adjacent window panel that opens into the hall.

Hall **11' 10" x 8' 10" (3.6m x 2.7m)**

A well proportioned, bright, carpeted hall that has a staircase going to the first floor landing and glazed doors accessing the lounge, kitchen/diner and porch which provide natural light to the space and solid doors to the WC and an under stairs cupboard.

WC **4' 11" x 4' 11" (1.5m x 1.5m)**

A handy downstairs WC that is accessed from the hall. A big frosted window is above a modern Ashley Ann vanity unit with inset white wash hand basin and toilet. The room is neutrally decorated and has Palio Clic flooring.

Lounge **17' 5" x 13' 5" (5.3m x 4.1m)**

The room is generously proportioned, fully carpeted, and finished in a neutral palette. A wide window and sliding patio doors bathe the space in natural light. At its heart sits a traditional open fireplace, framed by stone and resting on a polished Caithness stone hearth; an electric fire is currently in place and will remain with the property. A door leads directly through to the dining room.

Dining Room **11' 10" x 10' 10" (3.6m x 3.3m)**

A spacious, carpeted room enjoys abundant natural light courtesy of a large window framing views of the rear garden. It has a charming retro serving hatch linking directly to the kitchen/diner.

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

Spacious family friendly room with vinyl flooring and a broad picture window framing rear garden views. Features an Ashley Ann fitted kitchen with wood finish, under lit units, speckled white worktops and tiled splashbacks. Integrated appliances include a dishwasher, tower style steam oven with Slide-&-Hide door and combi microwave, fridge-freezer and induction hob beneath a concealed extractor. A handy serving hatch links to the formal dining room, and a door leads to the utility. Ample space for a breakfast table seating 4 or more.

Utility Room **12' 2" x 4' 6" (3.7m x 1.38m)**

A useful utility room that has a tiled floor, external patterned half glazed door and window overlooking the rear garden and internal doors to the kitchen/diner and integral garage. It has a faux marble worktop and a floor unit beneath a stainless steel sink with drainer and above is a wooden pulley airer. There is plumbing for a washing machine and tumble dryer.

Garage **18' 1" x 12' 10" (5.5m x 3.9m)**

The garage is dry and secure, equipped with power and an electric roller door. A large side-facing window brings in natural light while maintaining privacy. Additionally, it houses the combi oil fired boiler.

Landing **8' 2" x 5' 11" (2.5m x 1.8m)**

A carpeted, winding staircase goes up to a well proportioned landing that is naturally lit by a window above the stairs. There are doors accessing the 4 bedrooms, bathroom and cupboard with a ceiling hatch opening into the loft space. The bookcase can be included in the sale.

Bathroom **9' 2" x 7' 7" (2.8m x 2.3m)**

The contemporary Ashley Ann bathroom is finished in soothing neutrals and fitted with easy-care Palio Clic flooring. A large frosted window fills the space with natural light while preserving privacy, complemented by a white heated towel rail. Storage is well planned with a stylish dark grey vanity housing a concealed cistern WC and a matching under lit wall cabinet above. Alongside sits a white bath and pedestal wash hand basin with tiled splashback and an illuminated wall mirror. In the corner, a generous double shower cubicle that features tiled walls and an electric Mira shower.

Bedroom 1 **11' 10" x 11' 2" (3.6m x 3.4m)**

A well presented double bedroom that is carpeted and has a built in double wardrobe with wooden sliding doors. A large window overlooking the rear garden floods the room in natural light.

Bedroom 2 11' 10" x 9' 2" (3.6m x 2.8m)

Another charming, well proportioned double bedroom that is neutrally decorated with 2 built in wardrobes that incorporate a hanging rail and shelving. A picture window has views of the garden similar to bedroom 1.

Bedroom 3 9' 2" x 8' 2" (2.8m x 2.5m)

A bright, carpeted bedroom that has a picture window overlooking the front garden. It has a recessed alcove that is currently being used as an study space but could be easily converted back into a built in double wardrobe. Behind the entrance door to the room is a built in cupboard with shelving.

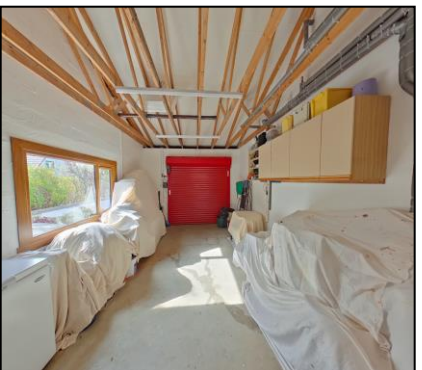
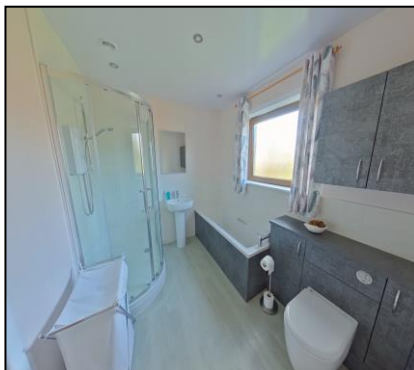
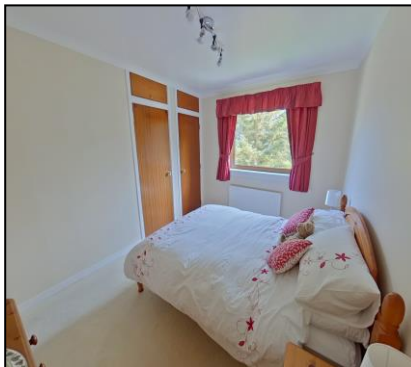
Bedroom 4 11' 6" x 11' 2" (3.5m x 3.4m)

Another sunny bedroom that is currently being used as an office. It is carpeted, neutrally decorated and has a large window overlooking the front of the property which floods the room with natural light. There is a built in double wardrobe with wooden sliding doors and wall shelving that is included in the sale.

Garden

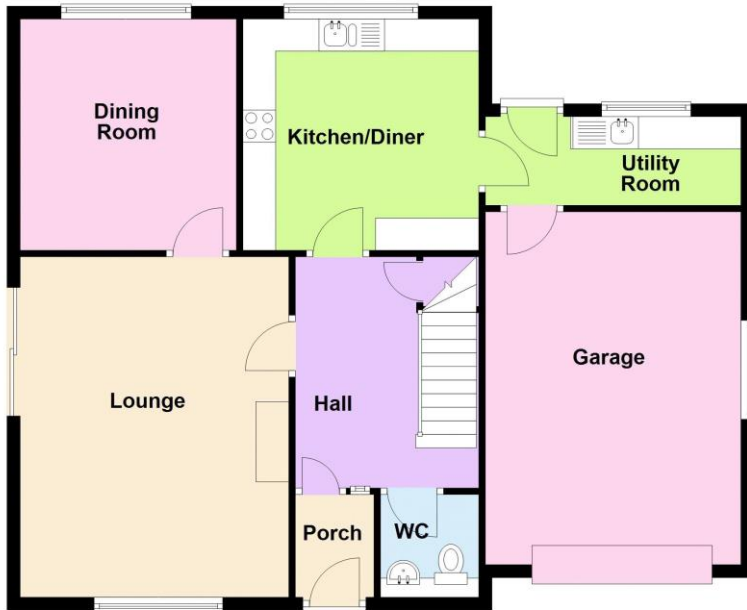
The property has a large wraparound garden that has a wooden/block wall boundary and is neatly defined into 3 areas - rear, side and front gardens. The rear garden has a block built shed with attached bund containing the oil tank. This lawn and paved area is low maintenance and has 2 side gates with one gate leading to the side garden making it pet/child friendly. The generous, sunny side garden has a wooden shed and is mainly laid to lawn with a paved patio outside the lounge's patio doors with a low brick wall making it a sheltered suntrap. A path leads to a fence opening - which could be easily gated - into the front garden that has a substantial mono-bloc driveway, lawn and low maintenance flower border.

Included in the sale: carpets, curtains, blinds, landing bookcase, electric fire, fire grate and irons, bedroom 4 shelving and a wooden pulley. Please call Pollard Property on 01847 894141 to arrange a viewing.

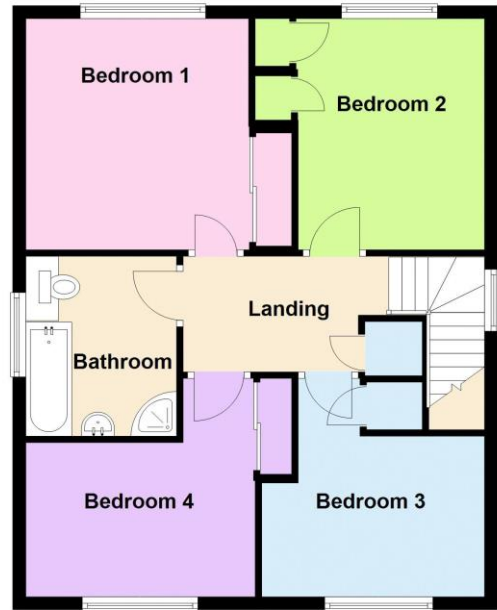




Ground Floor



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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