

## **3 Balimore Place Thurso**

**Offers Over  
£92,000**



- 3 Bedrooms
- Modern kitchen
- Secure rear garden
- Mid-terraced house
- Walk in condition
- Popular location

Located in a sought after area of Thurso, this spacious 3 bedroom mid-terraced home offers comfortable living with the added benefit of a secure rear garden — ideal for families or first-time buyers.

Conveniently positioned within walking distance of Thurso High School and North Highland College, the property also provides easy access to local doctor and dental surgeries, excellent transport links, and the town centre with its variety of shops, leisure facilities, and other amenities. This well located home combines practicality and comfort, making it a fantastic opportunity for a range of buyers.

Electric central heating and double glazed throughout. Council tax band A and energy efficiency rating E. A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: ///porridge.procures.dogs

**Porch 4' 3" x 3' 3" (1.3m x 1m)**

Enter into the porch via a frosted glass door with an adjacent floor to ceiling window. It has a tiled floor, neutral decoration and an internal solid door into the hall.

**Hall 13' 5" x 5' 11" (4.1m x 1.8m)**

A wide, neutrally decorated hall with a tiled floor and a wooden staircase to the first floor landing. A wall opening leads into the kitchen/diner and doors access the lounge/diner, WC, porch and utility cupboard.

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

A modern internal room featuring contemporary décor and a tiled floor. It is fitted with a white wash hand basin and toilet, both seamlessly integrated into a vibrant citrus green vanity unit with a built-in cistern.

**Utility cupboard 4' 11" x 3' 3" (1.5m x 1m)**

A large cupboard that accommodates plumbing for a washing machine and tumble dryer. Plus there is space for plenty of storage.

**Kitchen/Diner 12' 6" x 8' 2" (3.8m x 2.5m)**

The modern interior design extends into the spacious kitchen/diner with a sleek tiled floor, white gloss fitted floor/wall kitchen units and breakfast bar with faux stone/grey marble worktops with Metro tiled splashback. The integrated appliances are: electric oven, 4 burner ceramic hob and concealed overhead extractor fan. At one end of the room is space for a snug area and the opposite side is a large window and glazed external door accessing the rear garden.

**Lounge/Diner 26' 3" x 11' 6" (8m x 3.5m)**

An attractive, spacious room that runs the length of the house. It has dual aspect windows overlooking the front and rear of the property which floods the room with natural light. It is decorated in a modern design with wooden flooring and neutral decoration. There is ample space for a dining table and seating for at least 6 people.

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

The landing is neutrally decorated, has vinyl flooring and benefits from natural light via a skylight above the staircase. Doors lead off to the 3 bedrooms, bathroom and built in cupboard.

**Bathroom 5' 11" x 5' 3" (1.8m x 1.6m)**

A neutrally decorated room with a dormer window, vinyl flooring and an electric wall heater. There is a white bathroom suite comprising of a toilet, pedestal wash hand basin and bath. Above the bath is an electric shower.

**Bedroom 1 12' 6" x 11' 6" (3.8m x 3.5m)**

A carpeted, double bedroom that has a half vaulted ceiling with a hatch to a loft area. There is a large dormer window and fitted corner wardrobe units.

**Bedroom 2 12' 6" x 8' 2" (3.8m x 2.5m)**

Another spacious, carpeted double bedroom with a half vaulted ceiling and built in cupboard. It is neutrally decorated with a large dormer window flooding the room in natural daylight.

**Bedroom 3 10' 10" x 8' 6" (3.3m x 2.6m)**

A bright, neutrally decorated single bedroom. It is carpeted and has a half vaulted ceiling with a big Velux window.

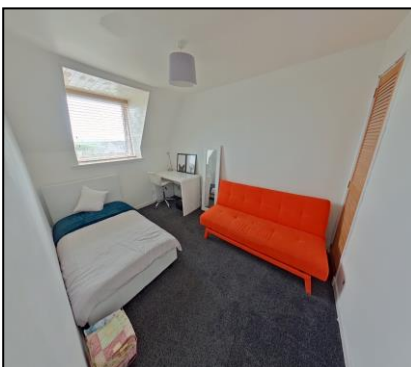
**Garden**

The property boasts a generously sized rear garden, predominantly laid to lawn, with a paved path which leads from the patio to a gate in the back fence, providing direct access to an open public green space—ideal for families or dog owners. To the front, the porch door opens directly onto the pavement, while a separate cemented area outside the lounge/diner window that offers additional outdoor space that could be used for seating or potted plants.



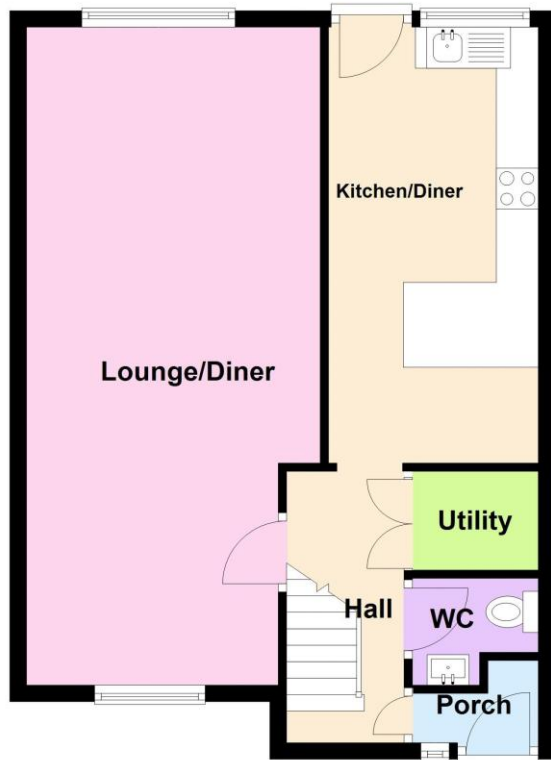
All carpets, curtains and blinds are included in the sale.

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

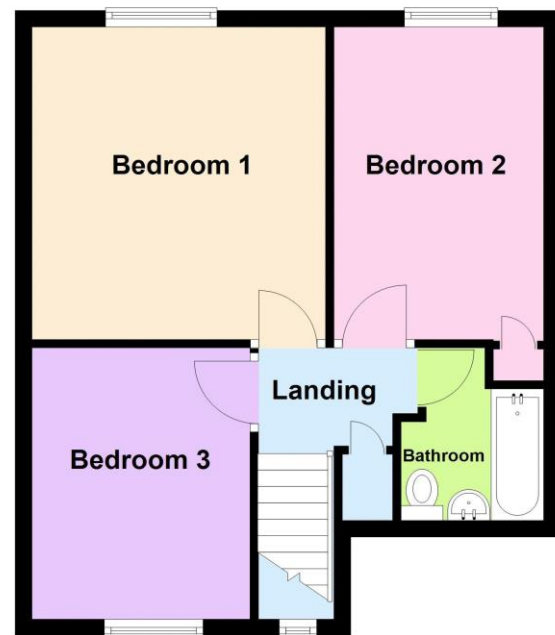




**Ground Floor**



**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](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.

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