

4 Seaforth Road Thurso

**Offers over
£95,000**



- 4 Bedrooms
- Popular area
- Large garden
- Semi-detached house
- Chain free
- Renovation ready

Located on the sought after Mount Pleasant estate, this 4 bedroom semi-detached house offers excellent family living with the benefit of a large corner plot garden.

The property is ideally positioned within walking distance of local amenities, including a primary school, scenic river walks, shops, GP and dental surgeries, and leisure facilities. This home combines space, convenience, and a desirable location — perfect for modern family life.

Air source heating and double glazed throughout. Council tax band B and EPC rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///vanilla.refreshed.nods

**Porch 3' 11" x 3' 3" (1.2m x 1m)**

Step through a solid front door into a bright and inviting porch, where a front facing window fills the space with natural daylight and offers a pleasant view of the front garden. A lockable glazed door opens into the main hallway.

Hall 4' 11" x 3' 11" (1.5m x 1.2m)

A small hallway that provides access to the lounge/diner and bedroom 4. A carpeted staircase goes up to the first floor landing.

Lounge/Diner 20' 4" x 11' 6" (6.2m x 3.5m)

The spacious, carpeted lounge/diner spans the full length of the property, offering a versatile and comfortable living area. Bathed in natural light from dual aspect windows, the room enjoys views of both the front and rear gardens. Convenient doors lead directly to the hall and the kitchen, enhancing the flow of the ground floor layout.

Kitchen 13' 1" x 8' 10" (4m x 2.7m)

A bright kitchen with a window overlooking the rear garden and a half glazed external door opening out into the garden. There is a deep, under stairs cupboard and a kitchen floor unit with inset stainless steel sink with drainer. There is space for an electric cooker, fridge freezer and plumbing for a washing machine.

Bedroom 4 10' 10" x 8' 10" (3.3m x 2.7m)

A carpeted, ground floor double bedroom with a built in cupboard and a window overlooking the side of the property. There is a blocked doorway that once accessed the kitchen.

Landing 6' 3" x 5' 7" (1.9m x 1.7m)

A carpeted landing with doors accessing 3 bedrooms, shower room and large walk in cupboard. There is a ceiling hatch that opens into the loft space.

Shower Room 11' 6" x 5' 3" (3.5m x 1.6m)

A modern shower room with vinyl flooring and a frosted window offering natural light and ventilation. There is a walk in shower with wet wall splashback and an electric shower. It is complemented by a white toilet and wash hand basin inset a white gloss vanity unit.

Bedroom 1 13' 1" x 8' 10" (4m x 2.7m)

A spacious, double bedroom with a built in cupboard and a large window overlooking the front of the property.

Bedroom 2 11' 2" x 9' 6" (3.4m x 2.9m)

A carpeted, double bedroom with 2 built in wardrobes and a window overlooking the rear garden that bathes the room in natural daylight.

Bedroom 3 14' 9" x 8' 10" (4.5m x 2.7m)

A generously sized, carpeted king bedroom featuring a large window that offers a pleasant outlook over the side of the property. The room is bright and spacious, providing a comfortable and tranquil retreat.

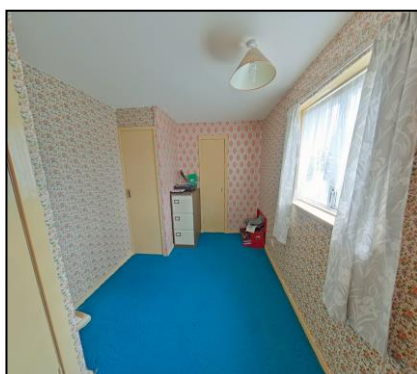
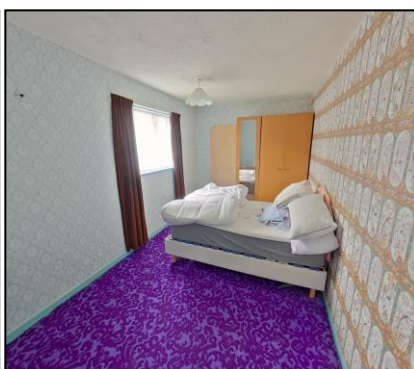
Garden

Occupying a generous corner plot, the garden wraps around three sides of the property that is mainly laid to lawn with established flowerbeds, shrubs and trees. There is a wooden shed at the rear of the property and paved paths to the front and side doors.



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

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

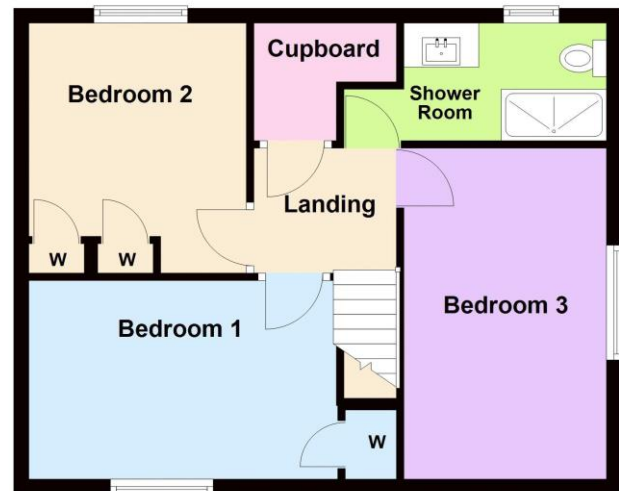




Ground Floor



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.

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.