



5 Hoy Terrace Thurso

**Offers over
£185,000**



- 3 Bedrooms
- Garage
- Excellent sea views
- Semi-detached house
- Walk in condition
- South facing rear garden

Enjoy breathtaking views over Scrabster, Holborn Head, Dunnet Head and the Pentland Firth stretching towards Orkney from this well presented 3 bedroom semi-detached house in the sought after Pennyland area of Thurso.

Ideally located, this home is within easy reach of local schools, public transport links—including bus and train services—GP surgeries, and a range of everyday amenities. Perfect for families or anyone looking for a convenient lifestyle paired with stunning coastal scenery.

The property has mains gas central heating and double glazing throughout. Energy performance rating D and Council Tax band B. Visit www.pollardproperty.co.uk for the home report and 360 virtual tour.

What3words: ///joystick.afternoon.drop

**Porch 3' 3" x 2' 7" (1m x 0.8m)**

Approach the property via a mono-block driveway and a neatly paved path leading to a covered entrance. Step into the porch through a glass panelled front door. The porch is tastefully decorated in neutral tones, featuring a ceiling light and carpeted flooring. A lockable internal door with 15 frosted glass panels provides access to the main hallway.

Hall 7' 7" x 5' 11" (2.3m x 1.8m)

A bright and neutrally decorated hall that is carpeted. There are doors leading off to the porch, lounge/diner, kitchen/diner and an under stairs cupboard. A carpeted staircase goes up to the first floor landing and has a window overlooking the side of the property which contributes to the natural daylight in the hall.

Lounge/Diner 21' 8" x 11' 6" (6.6m x 3.5m)

A spacious lounge that runs from the front to the back of the property. It has a dual aspect that allows an abundance of natural light into the room and the front window has expansive views of the Pentland Firth and the Orkney Islands. The lounge is neutrally decorated with a laminate floor and a modern pebble electric fire with surround and hearth making a cosy focal point.

Kitchen/Diner 10' 6" x 9' 10" (3.2m x 3m)

A 15 glass panelled door from the hall opens into a well proportioned, bright kitchen/diner. It is neutrally decorated with a ceramic tiled floor, a window overlooking the rear garden and a door to the lobby. There is a modern fitted kitchen with gloss cream floor and wall units that have wood design worktops and glass splashback and matching breakfast bar. The integrated appliances are: a tower electric double oven, 4 burner gas hob, extractor cooker fan, dishwasher and fridge freezer.

Rear Lobby 4' 11" x 3' 3" (1.5m x 1m)

It is neutrally decorated with the same style tiled floor as the kitchen. A door leads into the WC, an opening to the utility room and a half glazed external door accesses the rear garden.

WC 4' 11" x 2' 7" (1.5m x 0.8m)

A handy ground floor toilet and corner wash hand basin. It is neutrally decorated with a frosted window that provides light and ventilation.

Utility Room 7' 10" x 5' 11" (2.4m x 1.8m)

It features matching fitted floor and wall units consistent with the kitchen/diner's style. An inset stainless steel sink with drainer is installed, and beneath the worktop there is plumbing for both a washing machine and space for an under counter fridge—both of which are included in the sale. A window and a half-glazed external door leading to the front garden allow plenty of natural light into the room.

Landing 6' 7" x 3' 3" (2m x 1m)

A carpeted landing with a window overlooking the side of the property. There are doors accessing the 3 bedrooms, bathroom and cupboard. A ceiling hatch opens into the loft space.

Bathroom 7' 10" x 5' 7" (2.4m x 1.7m)

A spacious bathroom which is neutrally decorated with a vinyl floor, tiled splashback and a frosted window. There is a corner bath, pedestal wash hand basin and toilet. Above the bath is an electric shower and a ceiling extractor fan for additional ventilation.

Bedroom 1 13' 1" x 9' 6" (4m x 2.9m)

A spacious, carpeted king sized bedroom that is neutrally decorated with a built in double wardrobe with wooden doors. It has a large window overlooking the front garden and stunning sea views.

Bedroom 2 9' 10" x 8' 10" (3.0m x 2.7m)

Another sunny bedroom that is carpeted and neutrally decorated. This double bedroom has a built in double wardrobe with mirrored sliding doors. A large window that has the same stunning views as bedroom 1.

Bedroom 3 **13' 9" x 5' 11" (4.2m x 1.8m)**

A single bedroom that is carpeted and neutrally decorated. It is bright and sunny with a window overlooking the rear garden.

Garage **17' 5" x 8' 10" (5.3m x 2.7m)**

An attached garage that is accessed externally by the up and over door and a single door. It has overhead strip lighting, power sockets and a tumble dryer that is included in the sale. At the rear of the garage are sliding doors to the greenhouse.

Greenhouse **8' 2" x 8' 2" (2.5m x 2.5m)**

It has windows on 3 sides and overlooks the rear garden. There are 2 built in work benches which are handing for potting up plants and storage.

Garden

The front garden is open plan and laid to lawn, with a mono-block driveway leading to the garage and utility room door. A paved path runs along the front of the property to the covered main entrance. The rear garden is terraced to take full advantage of its south-facing position and offers access to both the rear lobby and the garage/greenhouse. A patio stretches along the rear of the property, with steps leading up to a lawned area. Beyond this, a wide flowerbed filled with established shrubs separates the lawn from the upper terrace, which features a paved and gravelled area along with a large wooden shed. The shed is fitted with a work bench along one wall (included in the sale) and has power sockets and overhead strip lighting. The garden enjoys stunning, uninterrupted views of the Pentland Firth and Orkney Islands, making it a truly special outdoor space.

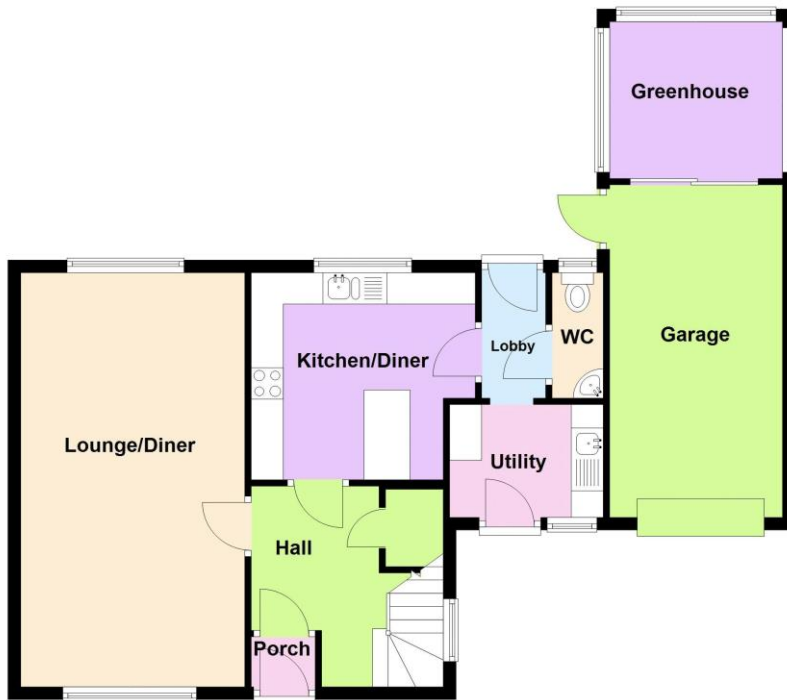
Included in the sale: carpets, curtains, blinds, the utility room's washing machine and an under counter fridge, the garage's tumble dryer, the shed's work bench. All furniture is for sale under separate negotiation.

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

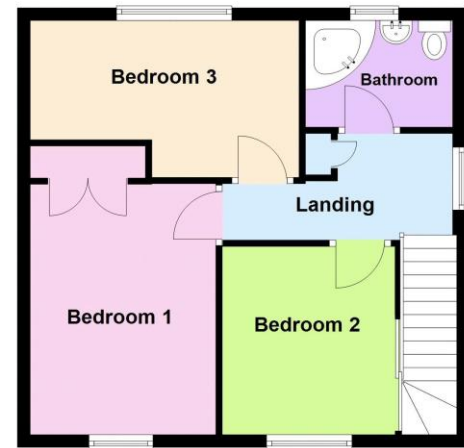




Ground Floor



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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