

8 Dwarwick Court Thurso

**Offers Over
£125,000**



- 3 Bedrooms
- Sun porch
- Integral garage
- Semi-detached house
- Secure rear garden
- Popular area

Situated in the sought after area of Mount Vernon, this well presented 3 bedroom semi-detached property offers spacious and versatile accommodation, perfect for families or those looking to upsize. Conveniently located within walking distance of all the amenities in Thurso town centre, this home combines comfort, practicality, and an ideal location.

The property layout on the ground floor: sun porch, hall, kitchen/diner, lounge/diner, rear lobby, WC, garage/workshop. First floor: landing, 3 bedrooms and bathroom. Externally, the property boasts a secure rear garden, ideal for children, pets, and outdoor entertaining.

Electric heating and double glazing throughout. Council tax band B and energy performance rating E. For a Home Report and the 360 tour, please go to our website

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What3words: /// ticket.spounting.wiser

**Sun Porch** **8' 10" x 7' 7" (2.7m x 2.3m)**

A spacious porch that has windows on 2 sides and overlooks the open plan front garden. It has vinyl flooring with an external door to the garden and internal glazed doors to the lobby and hallway.

Hall **9' 6" x 9' 2" (2.9m x 2.8m)**

A well proportioned hall that has is carpeted with a winding staircase to the first floor landing and an internal frosted window into the kitchen/diner. There is a large under stairs cupboard and doors to the lounge/diner, kitchen/diner and sun porch.

Lounge/Diner **22' 0" x 12' 6" (6.7m x 3.8m)**

A spacious lounge that runs the full length of the property, creating a bright and airy living space. A charming box bay window to the front offers views over the front garden, while a regular window at the rear overlooks the secure back garden, allowing natural daylight to flood the room. The lounge is carpeted and neutrally decorated, featuring an electric fire set on a Caithness stone hearth, framed by a decorative brick surround and a retro serving hatch connects through to the kitchen/diner.

Kitchen/Diner **12' 6" x 9' 6" (3.8m x 2.9m)**

A well proportioned room that has doors to the lobby and hall with an internal frosted window to the hall and a window overlooking the rear garden. This bright kitchen/diner has vinyl flooring, a serving hatch to the lounge/diner and is partially decorated in varnished tongue and groove cladding. There are pine fitted wall and floor kitchen units that have space for an electric cooker, under counter fridge and plumbing for a washing machine and dishwasher. There is ample room for a table and seating for at least 4 people.

Lobby **11' 6" x 7' 7" (3.5m x 2.3m)**

A spacious lobby has a glazed external rear door, doors to the kitchen/diner, WC, sun porch and garage/workshop. It is neutrally decorated with vinyl and parquet flooring and an internal letterbox window from the WC.

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

A handy ground floor WC that is neutrally decorated with a high internal letterbox window, vinyl flooring and a toilet.

Garage/workshop **23' 11" x 9' 2" (7.3m x 2.8m)**

A door from the lobby accesses the garage/workshop. It has an up and over garage door and at the rear is a door opening into a workshop with a window.

Landing **7' 10" x 3' 3" (2.4m x 1m)**

The carpeted, winding staircase has a window overlooking the side of the property and floods the space with natural daylight. The carpeted landing accesses the 3 bedrooms, built in cupboard and has a ceiling hatch to the loft space.

Bathroom **7' 7" x 6' 3" (2.3m x 1.9m)**

The bathroom retains a charming retro style, featuring an original avocado suite comprising a toilet, pedestal wash hand basin, and bath. The walls are tiled, complemented by a vinyl floor for easy maintenance. Above the bath is an electric shower with a tiled splashback. A high frosted letterbox window allows natural light to enter while maintaining privacy. Additional features include a wall mounted heater and a varnished tongue and groove ceiling.

Bedroom 1 **12' 6" x 10' 6" (3.8m x 3.2m)**

A large double bedroom that is carpeted and neutrally decorated. It has a picture window overlooking the front of the property which bathes the room in natural daylight.

Bedroom 2 **12' 6" x 11' 2" (3.8m x 3.4m)**

A spacious, carpeted king sized bedroom that is neutrally decorated. It is flooded with natural daylight by a large window overlooking the rear garden.

Bedroom 3 9' 6" x 7' 10" (2.9m x 2.4m)

A carpeted, single bedroom which has a window providing a pleasant outlook to the rear garden making it sunny and welcoming.

Garden

The property boasts a generously sized front garden, laid to lawn in an open plan style. To the rear, the secure fenced garden offers a private and enclosed outdoor space, ideal for families, pets, or entertaining. It features a paved patio area, a well maintained lawn, and a wooden shed. A garden gate offers direct access to the main entrance of the garage, completing this practical and well designed outdoor area.

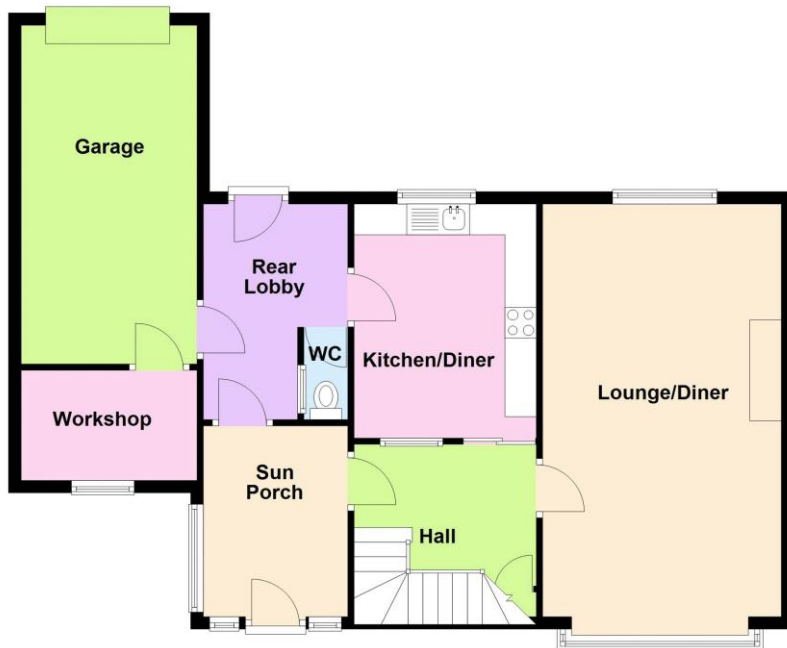
All carpets, curtains and blinds are included in the sale.

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

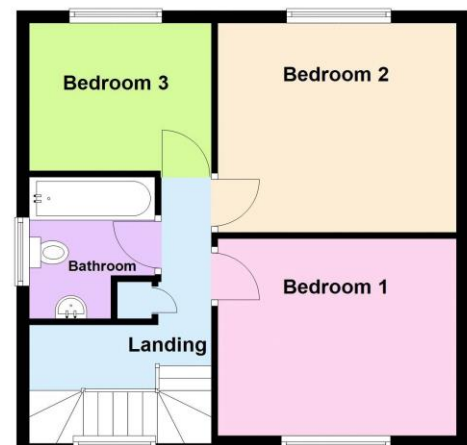




Ground Floor



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.

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