



**14
Juniper Drive
Thurso**

**Offers Over
£180,000**



- 2/3 Bedrooms
- Spacious rooms
- Popular area
- Semi-detached house
- Secure rear garden
- Countryside views

This attractive 2/3 bedroom semi-detached house is situated in a sought after area, conveniently close to the local high school, college, and town centre. The property benefits from a secure rear garden—ideal for families or pets—and a large driveway providing generous off-road parking. Perfectly positioned for both convenience and leisure, it also offers easy access to scenic countryside walks, making it a great choice for those who enjoy the outdoors.

The property comprises on the ground floor: porch, hall, lounge, kitchen/diner, dining room/bedroom 3, bathroom and WC. First floor: landing and 2 king sized bedrooms. Oil central heating and double glazed throughout.

Council tax band D and EPC rating C. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///gifts.speaker.opposites

**Porch 4' 7" x 4' 3" (1.4m x 1.3m)**

Enter via a 2 leaded glass panelled front door into the porch. It has laminate flooring, neutral decoration and a ceiling light. A glass panelled, lockable inner door opens into the hall.

Hall 13' 5" x 5' 7" (4.1m x 1.7m)

A large, welcoming hall which is flooded with natural light from a window overlooking the front of the property. It has laminate flooring and is neutrally decorated with doors accessing the porch, lounge, bathroom, WC, kitchen/diner, dining room/bedroom 3 and a built in cupboard. The carpeted stairs go up to the first floor landing.

Lounge 13' 5" x 13' 1" (4.1m x 4m)

This spacious and bright lounge benefits from a dual aspect, with large windows to the front and side that flood the room with natural light. Stylishly presented in neutral tones, it features attractive laminate flooring and a glass-panelled door leading into the hallway, enhancing the open and airy feel of the space.

Kitchen/Diner 16' 9" x 9' 10" (5.1m x 3m)

A generous sized kitchen/diner that is neutrally decorated with vinyl flooring and a large window overlooking the side of the property. This bright kitchen/diner has built in wall and floor units on 2 walls that are in a wood style with a dark grey faux marble worktop and tiled splashback. The integrated appliances are: 4 burner ceramic electric hob, electric oven, extractor fan hood and fridge freezer. There is plumbing for a washing machine and tumble dryer plus space for a table and seating for 4 people.

Dining Room/Bedroom 3 12' 6" x 10' 10" (3.8m x 3.3m)

A large room that is neutrally decorated with vinyl flooring. It is currently being used as a dining room which allows space for a dining table and seating for at least 6 people. However, it could easily be changed to a ground floor double bedroom. Along one wall are built in cupboards/wardrobes with wooden sliding doors and sliding patio doors open to the rear garden onto a decking area.

Bathroom 9' 10" x 7' 7" (3m x 2.3m)

A spacious bathroom that is neutrally decorated and has vinyl flooring. A frosted window bathes the room in natural daylight. There is a white toilet, pedestal wash hand basin, bath and a separate shower cubicle. The shower cubicle has a mains shower and a tiled splashback. A ceiling extractor fan proved additional ventilation to the room.

WC 5' 7" x 3' 11" (1.7m x 1.2m)

A well proportioned ground floor internal WC that has laminate flooring and neutral decoration. There is a white toilet, pedestal wash hand basin and a ceiling extractor fan for ventilation.

Landing 6' 11" x 3' 7" (2.1m x 1.1m)

The carpeted landing is neutrally decorated and provides access to 2 bedrooms and a built-in cupboard, which opens into a useful void space. It benefits from borrowed natural light from the window at the base of the staircase.

Bedroom 1 17' 5" x 16' 5" (5.3m x 5m)

An impressive king sized bedroom, tastefully decorated in neutral tones and finished with soft carpeting. The vaulted ceiling adds a sense of space and character, while a large window to the side offers floods the room with natural light. Built-in wardrobes span one wall, providing ample storage, and a ceiling hatch offers access to the loft space.

Bedroom 2 16' 1" x 13' 1" (4.9m x 4m)

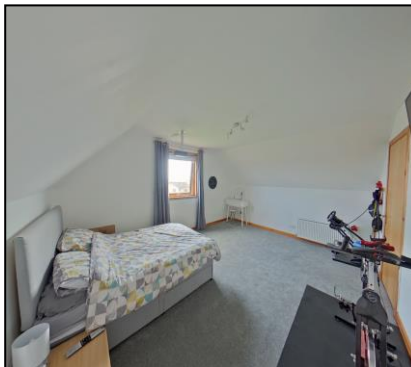
Another spacious king sized bedroom that has a vaulted ceiling. It is carpeted, neutrally decorated with an access door to the void space for storage and a large window overlooking the side of the property with views of the surrounding countryside.

Garden

To the front of the property, a tarmacked driveway provides off-road parking for multiple vehicles. A paved sloped path with a fenced handrail leads to the porch entrance, while a gated access opens to steps descending into the secure rear garden. The rear garden is enclosed by a wooden fence and features a combination of decking, a honeycomb paved area, artificial grass, and 2 garden sheds—ideal for low-maintenance outdoor living. Patio doors offer direct access back into the property via the dining room/bedroom 3.

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

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

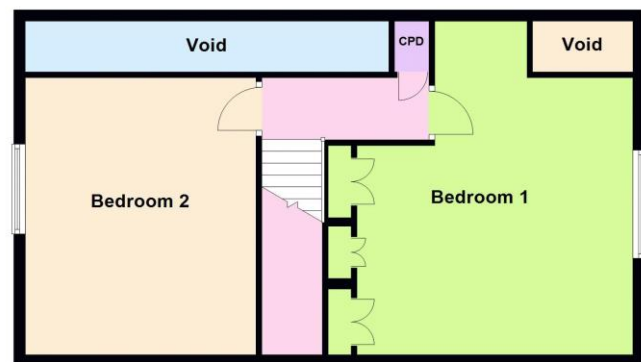




Ground Floor



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.