

**8
Mayfield Road
Thurso**

**Offers Over
£88,000**



- 3 Bedrooms
- New kitchen
- Popular area
- Terraced house
- Secure garden
- Near primary school

This charming 3 bedroom terraced house is nestled in the desirable Mount Pleasant area of Thurso. Perfect for first time buyers, this property offers a fantastic opportunity to create a warm and welcoming family home. Ideally situated within walking distance to the local primary school, shops, river, and seafront.

The property layout is as follows: Ground floor - hall, lounge and kitchen. First floor - landing, shower room and 3 bedrooms. Externally is a secure rear/front low maintenance garden with a wooden shed.

Double glazed and mains gas central heating throughout. Council tax band A and energy performance rating D. For a Home Report and the 360 tour, please go to our website:

www.pollardproperty.co.uk

what3words: ///harp.pickles.supposing

**Hall 8' 2" x 6' 4" (2.5m x 1.92m)**

Approach the house via the gravel front garden, up 2 steps to a covered open porch. The half glazed front door with a floor to ceiling window beside it opens into the bright, carpeted hallway. There are stairs to your right hand side, an under stair cupboard and a door to your left hand side opening into the lounge. The stair lift can be removed if required.

Lounge 17' 11" x 12' 0" (5.46m x 3.66m)

The spacious lounge is newly carpeted and runs along the length of the property. There is dual aspect with windows overlooking the front and rear gardens providing plenty of light to the room. At the chimney breast is a disconnected gas fire which has had the back boiler removed due to a gas boiler being installed. A door opens into the kitchen at the rear of the room.

Kitchen 11' 8" x 8' 2" (3.55m x 2.5m)

A recently installed modern kitchen with white floor and wall units with a dark grey worktop and corresponding splashback. It has the following integrated appliances: 4 burner gas hob, electric oven, overhead extractor fan and fridge freezer, plus plumbing for a washing machine. This bright kitchen has a vinyl floor and a built in pantry cupboard with shelving. A window above the sink and half glazed external door overlooks the rear garden.

Landing 8' 11" x 3' 1" (2.72m x 0.93m)

The first floor landing is carpeted and borrows natural light from the hall and dog leg staircase. There is a large built in cupboard and doors opening into the 3 bedrooms and shower room. A ceiling hatch opens into the loft space.

Shower Room 6' 1" x 5' 11" (1.85m x 1.8m)

The well proportioned shower room is at the end of the landing and has a vinyl floor and a frosted window providing light and ventilation to the room. The wet wall splashback is behind the corner shower cubicle that has an electric shower and pedestal wash hand basin. The white toilet is beneath the window and a heated towel rail completes the room.

Bedroom 1 11' 1" x 10' 4" (3.38m x 3.15m)

The spacious double bedroom is carpeted and has 2 windows overlooking the rear garden. The room has a double built in wardrobe.

Bedroom 2 14' 3" x 7' 4" (4.35m x 2.23m)

Bedroom 2 is another bright, double bedroom. It is carpeted and has a large window overlooking the front garden.

Bedroom 3 11' 8" x 7' 8" (3.56m x 2.34m)

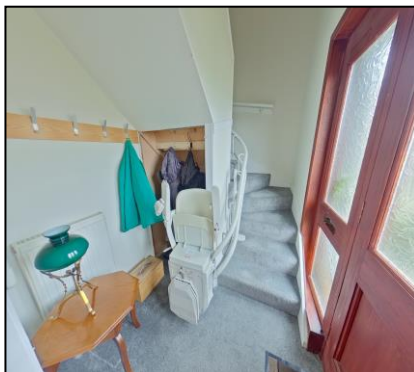
Bedroom 3 is a single bedroom that is carpeted and has a large window overlooking the rear garden. It is bright and neutrally decorated.

Gardens

The low maintenance rear garden has a lawn, flower beds and a paved path to a wooden garden shed. The boundary is a block wall and a side garden gate opens into a passage way to the front of the house. The front garden is walled, gravelled with established flower beds and a paved path from the gate to the front door.

All carpets, curtains and blinds are included in the sale. Stair lift is included but can be removed if required.

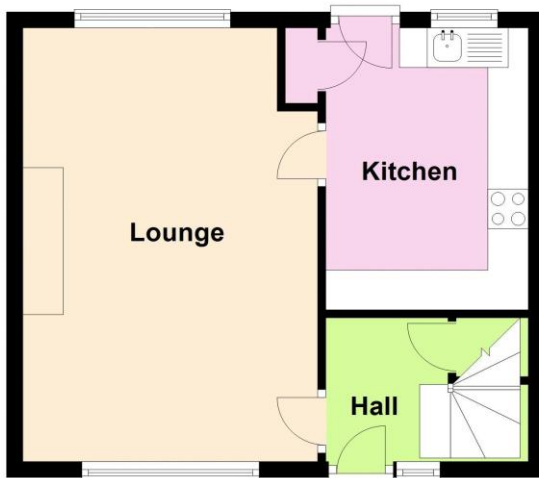
Please call Pollard Property on 01847 894141 to arrange a viewing.





Ground Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

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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