

**6
Pennyland Place
Thurso**

**Offers Over
£135,000**



- 3 Bedrooms
- Quiet cul-de-sac
- Secure rear garden
- Mid-terraced house
- Walk in condition
- Sought after area

This delightful 3 bedroom mid-terrace house is ideally situated in a sought after area of Thurso. Perfectly positioned close to local amenities, Pennyland Primary School, and within walking distance of the beach, it offers an opportunity for families, first-time buyers, or investors.

The property layout on the ground floor: porch, hall, lounge, kitchen/diner, conservatory. First floor: landing, shower room, 3 bedrooms. It has a sheltered, secure rear garden with a stone 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: ///radiating.hourglass.plastic

**Porch 4' 11" x 3' 3" (1.5m x 1m)**

Enter via the fully glazed door into the porch. It has windows on three sides and a vinyl floor. A lockable wooden, 2 etched glass panelled door opens into the hall.

Hall 10' 10" x 6' 11" (3.3m x 2.1m)

A bright, wide hall with a vinyl floor and neutral decoration. It has a window overlooking the front garden and accesses the lounge, kitchen/diner and a built in cupboard. A carpeted staircase leads to the first floor landing.

Lounge 19' 8" x 10' 10" (6m x 3.3m)

An attractive, sunny room which runs along the length of the property. It has a 9 glass panelled door opening into the hall and windows with views of the front and rear gardens. The room is carpeted, neutrally decorated and has a coal effect gas fire with a semi-circular Caithness stone hearth.

Kitchen/Diner 12' 2" x 10' 10" (3.7m x 3.3m)

A well proportioned room which is accessed from the hall via an archway. It has a vinyl floor, neutral decoration, a built in cupboard that is under the stairs, a window looking into the conservatory and a 15 glass panelled door opening into the rear lobby. There is a fitted kitchen with pale wood style floor and wall units and a dark grey worktop. This is complemented by a breakfast bar that can seat 4 people. There is space for standalone electric cooker, under counter fridge and freezer and plumbing for a washing machine.

Rear lobby 3' 3" x 3' 3" (1m x 1m)

A handy space for storage. It has vinyl flooring, neutral decoration and shelving. A half glazed door opens into the conservatory.

Conservatory 8' 6" x 6' 7" (2.6m x 2m)

A sunny room that has a Caithness stone floor and windows along 2 walls looking out to the rear garden. An external door opens onto a paved patio in the garden.

Landing 7' 3" x 5' 11" (2.2m x 1.8m)

The landing is carpeted and neutrally decorated. There are pine panelled doors accessing the shower room and 3 bedrooms. A ceiling hatch opens into the loft space.

Shower Room 6' 11" x 5' 7" (2.1m x 1.7m)

It has modern decoration with pale toned walls, vinyl flooring and a frosted window. There is a walk in shower with wet wall splashback and an electric shower. This is complemented by a white toilet, pedestal wash hand basin and chrome heated towel rail.

Bedroom 1 12' 6" x 8' 8" (3.8m x 2.65m)

A spacious double bedroom that is carpeted and neutrally decorated. It has a large window overlooking the front of the property and along one wall are built in wardrobes.

Bedroom 2 14' 9" x 8' 6" (4.5m x 2.6m)

Another bright and airy double bedroom that is carpeted and neutrally decorated and has a built in cupboard. The large window overlooks the rear garden.

Bedroom 3 8' 4" x 7' 7" (2.55m x 2.3m)

A cosy single bedroom that is carpeted and neutrally decorated. It has a built in cupboard with wooden louvred doors and a window overlooking the front of the property.

Garden

The sheltered rear garden has a built in stone shed, a patio and is mainly laid to lawn with established shrub borders. A garden gate accesses the covered alley along the side of the property to the front garden that is open plan with a lawn, low maintenance flowerbed and steps down to the footpath.

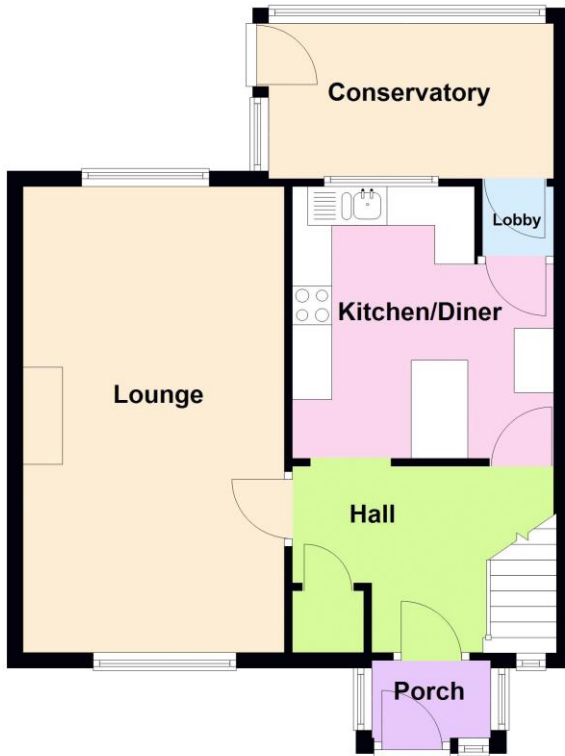
All carpets, curtains and blinds are included in the sale. Furniture and white goods available via separate negotiation.

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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