

22 The Crescent Thurso

**Offers over
£120,000**



- 3 Bedrooms
- Sought after area
- No chain
- Semi-detached house
- Countryside views
- Walk in condition

Located in Glengolly, this well presented 3 bedroom semi-detached house offers countryside views and is situated in a semi-rural setting — all just 2 miles from Thurso town centre. Thurso offers a full range of local amenities, including shops, schools, doctors, dentists, a cinema, and a leisure centre — all within easy reach.

Neutrally decorated throughout and in walk-in condition, the home is ideal for buyers looking for a move-in-ready property. The accommodation is bright and welcoming, with well proportioned rooms and a practical layout.

Oil central heating and double glazed throughout. Council tax band A and EPC rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3words /// mills.mule.sensible

**Hall 14' 5" x 6' 3" (4.4m x 1.9m)**

Enter via a glazed front door with adjacent window into a bright and welcoming hallway. It is neutrally decorated and pine doors access the lounge, bedroom 3, bathroom, kitchen/diner and under stairs cupboard. A carpeted staircase goes up to the first floor landing.

Lounge 14' 5" x 13' 1" (4.4m x 4m)

A sunny, spacious lounge that is neutrally decorated. It has a fitted carpet and a large window overlooking the front garden. There is an electric wood burner style fire inset a contemporary wood surround upon a Caithness stone hearth making a cosy focal point to the room.

Bedroom 3 9' 2" x 7' 7" (2.8m x 2.3m)

A ground floor single bedroom that is carpeted and neutrally decorated. There is a window overlooking the front of the property that bathes the room in natural daylight and a built in cupboard.

Bathroom 7' 7" x 6' 7" (2.3m x 2m)

A well proportioned room with vinyl flooring, neutral decoration and a frosted window providing light and ventilation. There is a white toilet, pedestal wash hand basin and bath with wet wall splashback. Above the bath is an electric shower.

Kitchen/Diner 21' 4" x 7' 10" (6.5m x 2.4m)

A modern kitchen/diner that has a vinyl floor and a large window overlooking the rear garden and surrounding countryside which floods the room with natural daylight. Internal doors access the utility room and hallway and an external fully glazed door opens out to the rear garden. There are fitted wood style floor and wall kitchen units with a dark grey faux marble worktop incorporating a 1 1/2 stainless steel sink/drainage and Metro tiled splashback. The integrated appliances are an electric oven, 4 burner ceramic hob and overhead extractor fan. There is space for a fridge freezer and table seating 2 people.

Utility room 7' 7" x 4' 7" (2.3m x 1.4m)

A handy room adjacent to the kitchen/diner. It has a window overlooking the side of the property and vinyl flooring. There is a worktop along a wall matching the one in the kitchen/diner and beneath it is the oil boiler and plumbing for a washing machine and tumble dryer.

Landing 3' 3" x 3' 3" (1m x 1m)

A carpeted landing that has doors to the 2 double bedrooms and built in cupboard housing the hot water cylinder. There is a ceiling hatch accessing the loft space.

Bedroom 1 14' 5" x 9' 10" (4.4m x 3m)

A spacious and inviting room which is carpeted and has a dormer window overlooking the front of the property which provides plenty of natural light. There is a fitted double wardrobe with mirrored sliding doors along one wall.

Bedroom 2 11' 2" x 9' 10" (3.4m x 3m)

Another pleasant, bright double bedroom that is carpeted and neutrally decorated. It has a large window overlooking the side of the property which bathes the room in daylight.

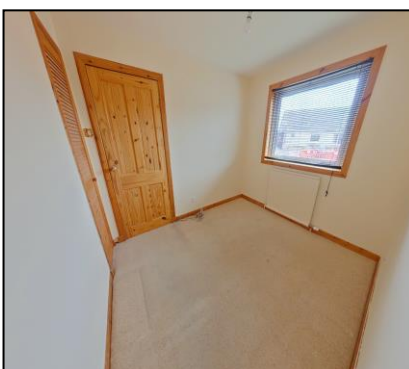
Garden

There is a large rear garden that has a ranch fence boundary and is laid to lawn. It has extensive countryside views. A paved patio runs beneath the kitchen/diner window and a path goes to the clothes rotary line and around the side of the property to the front garden which is accessed by a gate. The front garden has established shrubs and a lawn divided by a path to the footpath.



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

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

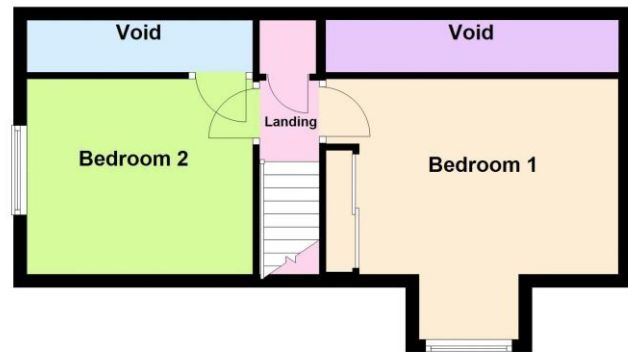




Ground Floor



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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