

**20
Barrock Street
Thurso**

**Offers Over
£98,000**



- 1 Bedroom
- Central town location
- Walk in condition
- End terraced cottage
- Garage
- No chain

A Little Gem in the Heart of Thurso

This charming one bedroom, end of terrace cottage is snugly tucked away in a quiet spot at the heart of Thurso. Immaculately presented and in walk-in condition, it features a bright sunroom/dining room that opens onto a private, low-maintenance garden — perfect for relaxing outdoors. The property also benefits from a detached garage, offering both convenience and security.

Within easy walking distance of local shops, services, and the seafront, this delightful home combines comfort with a fantastic location. Whether you're a first-time buyer, an investor, or looking to downsize, this cottage is a wonderful opportunity.

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: ///bikes.loopholes.comet

**Sunroom & Dining Room 20' 4" x 7' 7" (6.2m x 2.3m)**

Enter through the front door, which features an attractive patterned glass panel, into a bright and modern sunroom. A large window fills the room with natural light while offering views of the sunny, private, low maintenance garden. The neutral décor and laminate flooring create a fresh, welcoming feel, with the flooring flowing seamlessly into the dining room. This well proportioned space also enjoys garden views, with a large window and a separate glazed door enhancing the light and airy atmosphere.

Shower Room 6' 3" x 5' 3" (1.9m x 1.6m)

Enter via the sunroom into a modern shower room that has laminate flooring, wet wall clad walls, wall extractor fan and a large frosted window providing light and additional ventilation. There is a corner shower cubicle with a mains shower and wet wall splashback. This is complemented by a white toilet and pedestal wash hand basin.

Hall 9' 6" x 3' 11" (2.9m x 1.2m)

The internal hall is accessed by the lounge, kitchen, bedroom and sunroom. It has a built in cupboard, laminate flooring and neutral decoration.

Bedroom 14' 9" x 11' 7" (4.5m x 3.54m)

The spacious king-sized bedroom enjoys a recessed window overlooking the front garden, allowing natural daylight to flood the room. Ample storage is provided with built-in wardrobes along one wall, a further double wardrobe opposite, and a shallow built-in cupboard beside the window. Neutrally decorated with laminate flooring offering a bright and versatile space.

Kitchen 10' 0" x 9' 9" (3.05m x 2.96m)

Enter via the hall into a well proportioned, modern kitchen. It has laminate flooring, neutral decoration and a large window overlooking the rear of the property. There are fitted floor and wall units along 2 walls with white gloss cabinets, a dark mock marbled worktop, splashback, breakfast bar, 1 1/2 stainless steel sink with drainer and extractor fan hood. There is plumbing for a washing machine and space for a fridge freezer.

Lounge 14' 5" x 11' 10" (4.4m x 3.6m)

An elegant lounge that is accessed via the hall and dining room. It is carpeted, neutrally decorated and has a large window overlooking the rear of the property. An attractive fireplace that has a modern electric fire making a cosy focal point to the room.

Garage 15' 1" x 12' 10" (4.6m x 3.9m)

A detached stone built garage with a window, electric supply and an electric, remote controlled roller door.

Garden

An attractive low maintenance garden with a decking area outside the sunroom/dining room, gravel area and driveway. It has a walled boundary with metal gates making it secure and private.



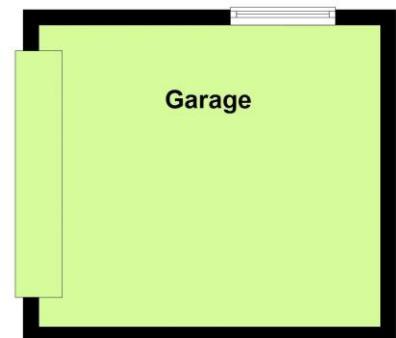
All carpets, curtains and blinds are included in the sale.

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





Ground 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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