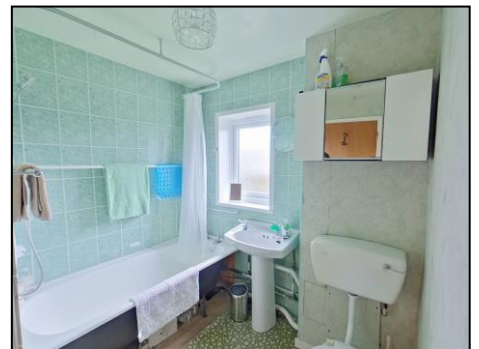




6 Naver Place Thurso

**Offers Over
£135,000**



- 4 Bedrooms
- Garage
- Popular location
- Off road parking
- Enclosed Rear Garden
- South Facing Garden

This semi-detached 4 bedroom property is located in the popular Pennyland area of Thurso. Thurso is a medium sized coastal town on the north coast of Scotland with primary and secondary schools, GP and dental surgeries, transport links and supermarkets. Ground floor accommodation includes large lounge, kitchen/diner, WC, large back lobby and workshop. First floor accommodation includes 4 bedrooms and a family bathroom. Original underfloor electric heating, gas connection available within property. EPC rating F and Council tax band B.

Further information including the home report and a virtual tour, to go
www.pollardproperty.co.uk

What3words ///delivers.aimlessly.systems

**Entrance** **3' 3" x 2' 11" (1.0m x 0.9m)**

The front door is a uPVC half glazed rosewood effect door and there is a glazed internal door to the hall.

Hall **9' 2" x 4' 11" (2.8m x 1.5m)**

The same patterned carpet extends from the front porch to the hallway and stairs. The large central hallway has lots of light with a large window over the stairs. Storage is provided by an under stair cupboard and another larger cupboard, ideal for coats and shoes. From the hall you have access to the kitchen/diner, lounge and WC.

WC **6' 7" x 2' 7" (2.0m x 0.8m)**

The WC is fitted with a white sink and toilet, hard floors and vinyl wallpaper.

Lounge **14' 1" x 20' 8" (4.3m x 6.3m)**

The lounge is spacious and bright with dual windows to the front and rear gardens. Finished with light coloured walls and a light green carpet.

Kitchen/Diner **14' 5" x 13' 5" (4.4m x 4.1m)**

A large kitchen with units on 3 sides, a south facing window and a smaller window to the side. The kitchen is finished with wooden doors, light worktops, tiled splashback and vinyl flooring. Appliances include a built in fridge freezer, eye level oven, concealed extractor and ceramic hob. There is a stainless steel sink with centre bowl and mixer tap. To the back of the kitchen there is a door leading to the back lobby and workshop area.

Rear Lobby **8' 6" x 10' 6" (2.6m x 3.2m)**

Large L-shaped space with external doors to the back garden and the driveway at the front. It makes a great boot room or store. The kitchen and workshop are accessed from the lobby.

Workshop **8' 6" x 5' 11" (2.6m x 1.8m)**

Kitted out with shelving and a workbench. There is a small window to the back garden. Would make an ideal space for craft, hobby's or work.

Landing **7' 7" x 6' 11" (2.3m x 2.1m)**

The stairs, currently equipped with a stairlift, leads to a large central landing. Carpeted floors and neutral coloured wall paper. There is access to the 4 bedrooms, bathroom, hot water cupboard and loft.

Bedroom 1 **12' 6" x 9' 10" (3.8m x 3.0m)**

Double bedroom overlooking the front gardens. There is plenty of space for furniture or installing fitted wardrobes. Finished with carpets and wallpaper.

Bedroom 2 **12' 6" x 10' 6" (3.8m x 3.2m)**

Similar size to bedroom 1, overlooking the back garden and finished with neutral carpets and wall paper.

Bedroom 3 **10' 6" x 8' 10" (3.2m x 2.7m)**

The smallest of the 4 bedrooms, this room is currently used as an office but is still generous enough to accommodate a double bed. There is some fixed shelving on the wall and décor is a mixture of wall papers and a patterned carpet.

Bedroom 4 **9' 6" x 9' 6" (2.9m x 2.9m)**

Another double bedroom with window facing to the side of the property. Floor is done with carpet tiles and walls are papered.

Bathroom **7' 7" x 6' 11" (2.3m x 2.1m)**

White bathroom suite with an electric shower over the bath. The side panel on the bath is missing. Vinyl floor covering. Décor is completed with ceramic tiles round the bath and wallpaper elsewhere.

Garage **16' 9" x 9' 0" (5.1m x 2.75m)**

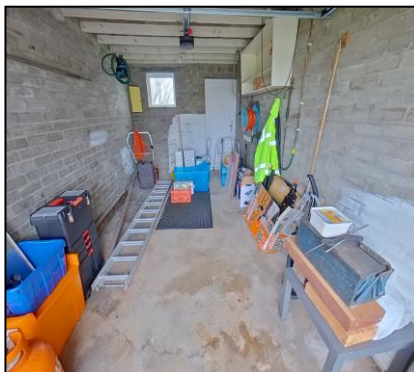
Single garage with door and window to back garden. Powered up and over door. There is also water and lights. The flat roof has also been upgraded to rubber.

Gardens

There is a large driveway to the front, enough for at least 3 cars. The house is set back from the road with a large front lawn. The back garden is mainly laid to lawn with some decking and flower beds.

All carpets and window coverings are included in the sale.

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

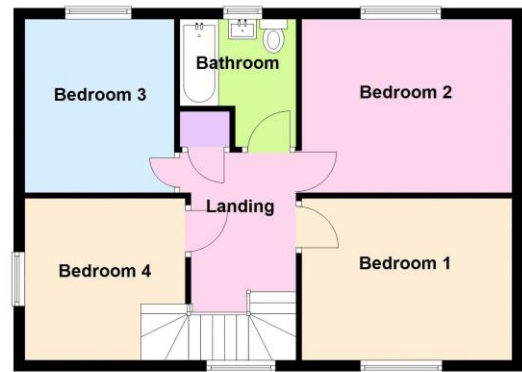




Ground Floor



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.