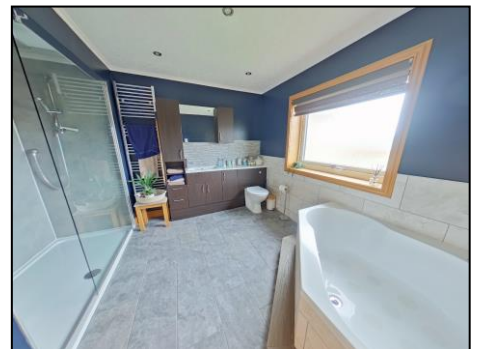




**17  
Green Court  
Thurso**

**Offers Over  
£225,000**



- 4 Bedrooms
- Walk in condition
- Secure rear garden
- Semi-detached
- Integral garage
- Popular location

A beautifully presented 4 bedroom semi-detached home with an integral garage and a secure rear garden. The property is offered in excellent walk-in condition and features a recently fitted contemporary kitchen.

Ideally located in a sought after area, it is within easy reach of local schools, parks, shops, medical and dental surgeries, and a leisure centre, making it an ideal family home.

Oil central heating plus solar panels with an immersion diverter for hot water. Council tax band B and energy performance rating C. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words ///stealthier.this.comfort

**Porch 9' 2" x 5' 5" (2.8m x 1.66m)**

Enter via a half glazed front door with matching side window panel into a bright, welcoming hall. It is neutrally decorated, has click laminate wood flooring and doors opening into the utility room and hall.

**Utility room 9' 2" x 6' 7" (2.8m x 2m)**

The handy utility room has the same flooring as the entrance porch and is smartly decorated. It has a large window overlooking the front garden and wall/floor kitchen units with faux marble worktops and inset stainless steel 1 1/2 sink with drainer. There is plumbing for a washing machine and tumble dryer. Doors lead to the hall, WC and garage.

**WC 9' 2" x 3' 7" (2.8m x 1.1m)**

The contemporary decoration continues into this room which has a frosted window and a extractor fan. There is a modern toilet and a built in vanity unit with inset wash hand basin.

**Hall 9' 6" x 9' 2" (2.9m x 2.8m)**

The elegant hall has laminate wood flooring and neutral decoration. There are 3 glass doors opening into the hall, kitchen, lounge and a solid door to an under stairs cupboard. A carpeted staircase with a wooden banister leads up to the first floor landing and is flooded by natural daylight from a mid landing window. Inset the under stairs wall are shelves with 4 storage boxes.

**Lounge 21' 8" x 12' 6" (6.6m x 3.8m)**

A spacious room enjoying a dual aspect, with a large window overlooking the front garden and French doors opening onto the rear garden, flooding the space with natural light. The room features attractive laminate wood flooring and a chimney breast housing an electric wood burner style fire set on a Caithness stone hearth with an oak mantel above, creating a warm and inviting focal point.

**Kitchen/Diner 16' 9" x 13' 1" (5.1m x 4m)**

A contemporary, recently fitted kitchen set within a spacious room featuring a large window overlooking the rear garden. The design includes sleek matt black wall and base units complemented by faux light oak worktops, which extend to form a breakfast bar seating at least 3 people. A mirrored splashback enhances the sense of space and light, adding a stylish modern touch. Integrated appliances include a 5 burner ceramic electric hob with overhead extractor fan, a tower electric oven and microwave, full size fridge, dishwasher, and wine cooler. The room also offers ample space to accommodate a dining table with seating for 6.

**Back porch 6' 7" x 5' 11" (2m x 1.8m)**

A glass door from the kitchen/diner opens into the back porch. A well proportioned room with laminate flooring and neutral decoration. There is a large window, an internal door to the garage and an external door to the rear garden.

**Garage 20' 4" x 10' 6" (6.2m x 3.2m)**

The integral garage has internal doors to the utility room/back porch and an electric up and over garage door. There are electric sockets and lighting plus along one wall are kitchen wall and base units.

**Landing 13' 5" x 9' 6" (4.1m x 2.9m)**

A large, carpeted landing that is neutrally decorated. It has a window over the mid landing that naturally lights the space and a ceiling hatch accesses the loft space. Doors lead to the 4 bedrooms and bathroom.

**Bathroom1 0' 10" x 9' 6" (3.3m x 2.9m)**

A spacious, modern bathroom that has a tiled floor and half tiled walls. There a large frosted window, chrome heated towel rail and ceiling extractor fan. Along one wall are fitted cupboard and vanity unit with tiled splashback and built in mirror. It has inset wash hand basin and toilet. This is complemented by an attractive corner bath and walk in shower with a mains shower and raindrop/hand held shower heads.

**Bedroom 1 12' 2" x 10' 2" (3.7m x 3.1m)**

A sophisticated, carpeted king sized bedroom with a large window. It has doors opening into a dressing room and en-suite.

**Dressing room 11' 10" x 7' 7" (3.6m x 2.3m)**

An internal room that is carpeted and neutrally decorated. It has built in shelving units and hanging rails.

**En-suite 6' 7" x 6' 7" (2m x 2m)**

A smart shower en-suite that has a vinyl floor, neutral decor and a frosted window. There is a corner shower cubicle with a mains shower, raindrop and hand held showerheads; and wet wall splashback. This is complemented by a white toilet and floating white vanity unit with inset wash hand basin.

**Bedroom 2 12' 10" x 10' 10" (3.9m x 3.3m)**

A carpeted double bedroom which is flooded with natural daylight by a large window overlooking the rear garden. Along one wall are built in wardrobes.

**Bedroom 3 12' 10" x 10' 6" (3.9m x 3.2m)**

Another carpeted double bedroom that has a large window overlooking the front of the property. Along one wall are built in wardrobes and fitted drawers.

**Bedroom 4 12' 10" x 10' 2" (3.9m x 3.1m)**

A carpeted bedroom that is currently being used as a gaming room. It has a large window overlooking the front of the property and a built in double wardrobe with mirrored sliding doors.

**Garden**

The front garden is open plan and has a paved path to the front door. The secure rear garden has a ranch fence boundary and is primarily laid to lawn which is complemented by a wooden deck and paved patio and path. A garden gate opens to the tarmacked driveway.

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](http://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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