



**57  
Pennyland Drive  
Thurso**

**Offers over  
£160,000**



- 3 Bedrooms
- Popular area
- Garage
- Semi-detached house
- Walk in condition
- Off road parking

A well presented 3 bedroom semi-detached home with an attached garage, offering a true walk-in condition. Situated in the ever popular Pennyland area, the property is ideally located for local shops, primary and high schools, college, transport links, and scenic coastal and countryside walks.

The accommodation on the ground floor comprises: a porch, entrance hall, a bright lounge, a modern kitchen/diner, utility room, and a convenient WC. The first floor offers a landing, family bathroom, and 3 well proportioned bedrooms. Externally, the attached garage is accessed from outside, and the property further benefits from a large, secure rear garden - ideal for families and outdoor entertaining.

Mains gas central heating and doubled glazed throughout. Council tax band B and energy efficiency rating D. A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)

What3words: ///baths.spend.trump

**Porch 3' 7" x 2' 11" (1.1m x 0.9m)**

Enter via a covered half glazed front door into a neat storm porch. It is neutrally decorated with a ceramic tiled floor and a glazed internal door into the bright hallway.

**Entrance Hall 9' 10" x 10' 6" (3m x 3.2m)**

A welcoming hall that is stylishly decorated with ceramic floor tiles, neutral decoration and glazed doors to the lounge, kitchen/diner and porch. There are carpeted stairs to the first floor landing with a window overlooking the side of the property and a large under stairs cupboard.

**Lounge 21' 8" x 11' 6" (6.6m x 3.5m)**

A spacious room extending the full length of the property, flooded with natural light from a front facing window and patio doors opening directly onto the rear garden. The room is neutrally decorated and finished with click connect laminate flooring. A modern wood-burning stove provides a cosy focal point, adding both character and warmth.

**Kitchen/Diner 10' 6" x 9' 10" (3.2m x 3m)**

A sunny kitchen/diner that has a ceramic tiled floor, cream fitted wall and floor kitchen units, worktop and splashback. This incorporates a built in 4 burner ceramic hob, electric oven and overhead extractor fan. There is plumbing for a dishwasher and space for a fridge freezer, a table and seating for at least 4 people. A window overlooks the rear garden and a doors access the hall and utility room.

**Utility Room 10' 6" x 7' 7" (3.2m x 2.3m)**

A handy utility room that has doors accessing the kitchen/diner, WC and external doors to the front and rear of the property. It is neutrally decorated with a ceramic tiled floor, a window to the front, kitchen wall and floor units, worktop and stainless steel sink and drainer. There is plumbing for a washing machine and tumble dryer.

**WC 3' 3" x 2' 5" (1m x 0.74m)**

A useful ground floor WC with a frost window and toilet.

**Landing 6' 3" x 3' 3" (1.9m x 1m)**

A carpeted staircase and landing with neutral decoration. It has a window overlooking the side of the property, doors to a built in cupboard, bathroom, 3 bedrooms and a ceiling hatch to the loft space.

**Bathroom 7' 10" x 5' 7" (2.4m x 1.7m)**

An attractive family bathroom with a Victorian style slipper bath with a Metro tiled splashback and overhead mains shower. This is complemented by a toilet and a white wash hand basin inset a modern vanity unit. The room has a frosted window, uPVC clad ceiling, neutral decoration and ceramic tile flooring.

**Bedroom 1 13' 5" x 9' 10" (4.1m x 3m)**

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

**Bedroom 2 13' 9" x 8' 2" (4.2m x 2.5m)**

Another bright double bedroom that is currently being used as a child's bedroom. It is carpeted, neutrally decorated and has a window overlooking the rear garden.

**Bedroom 3 10' 2" x 8' 10" (3.1m x 2.7m)**

A cosy, carpeted single bedroom that has a built in cupboard and a window with views of the front garden that floods the room in natural daylight.

**Garage 17' 5" x 9' 2" (5.3m x 2.8m)**

The garage is accessed from the outside and has an up and over door, single rear door and window overlooking the garden. There is electricity with power points and lighting plus a water supply for a garden tap.

## Garden

The front garden is open plan and laid to lawn with a paved path to the front door and a tarmacked drive. The rear garden has a fence and brick wall boundary with a large lawned area with established trees and flowerbeds. There is a wooden garden shed and a paved patio accessing a balustraded wooden deck situated outside the lounge patio doors.

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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