



7 Royal Terrace Thurso

**Offers Over
£90,000**



- 2 Bedrooms
- Mains Gas
- Driveway
- Sea Views
- Utility Room
- Large Rear Garden

A well presented 2 bedroom end terraced property in the Mount Pleasant area of Thurso. Accommodation includes lounge/diner, kitchen, utility room, 2 bedrooms and bathroom. The property benefits from having a driveway and two storage sheds in the garden.

With sea views and a great location and only a 10/15 minute walk to the town centre - this property is definitely worth a look. Mains gas central heating and double glazing throughout. Council tax band A and Energy Performance Certificate D.

For a home report and 360 tour go to www.pollardproperty.co.uk

what3words.com/pegs.toward.situates

**Porch** **6' 1" x 3' 11" (1.86m x 1.2m)**

An obscured glass front door with glazed side panel lead into the bright front porch. Finished with vinyl flooring and light decor. There is space for hanging coats and a shoe rack.

Lounge **16' 9" x 11' 10" (5.1m x 3.6m)**

The lounge/diner has a large window to the back garden and a smaller one to the front. Floors are a wood effect click vinyl. Finished in light colours with one bold blue wall adding a touch of colour.

Kitchen **10' 6" x 6' 11" (3.2m x 2.1m)**

A modern kitchen with vinyl flooring and a large window overlooking the side of the property. A glazed external door opens into the rear garden and the utility is located at the opposite end of the kitchen. There are cream kitchen units with faux wood worktop and tiled splashback. The integrated appliances include: electric oven, 4 burner ceramic hob and overhead extractor. There is plumbing for a washing machine and dishwasher.

Utility Room **6' 7" x 6' 3" (2m x 1.9m)**

The utility room is open plan with the kitchen and provides additional kitchen units and worktop space. There is space for 2 under counter appliances such as a second fridge and tumble drier. There is a window and door which opens to the driveway/side garden.

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

Carpeted stairs lead up to the small landing where there is access to the two bedrooms and bathroom. Decor is neutral with white walls and natural coloured carpets.

Bathroom **6' 7" x 5' 7" (2m x 1.7m)**

A white bathroom suite includes a bath with electric shower, toilet and sink. Decorated with vinyl flooring, modern decoration and tiled surround. There is a large, frosted window, ceiling spotlights and an electric heated chrome towel rail.

Bedroom 1 **12' 2" x 8' 6" (3.7m x 2.6m)**

A double bedroom with a large window boasting seaviews towards Orkney. Contemporary blue wood panelling and soft cotton coloured walls create a modern look, paired with an oatmeal coloured carpet.

Bedroom 2 **14' 1" x 7' 10" (4.3m x 2.4m)**

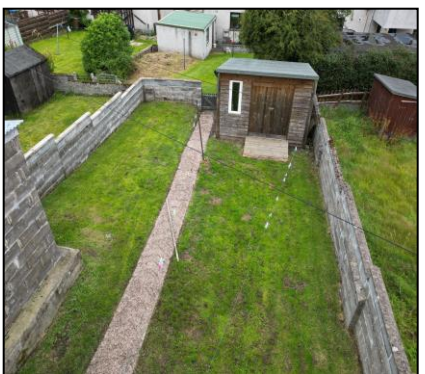
A large room with hard floors and storage cupboard. This room is sunny with a wide south facing window. Natural wood skirtings and facing all round are paired up with white doors and walls giving a modern look.

Garden

The front garden is well landscaped with tiered bedding areas and a path to the front door. The driveway extends down the side of the property. The back garden is relatively large and has a stone shed with sheet metal roofing and a wooden shed with large double doors.

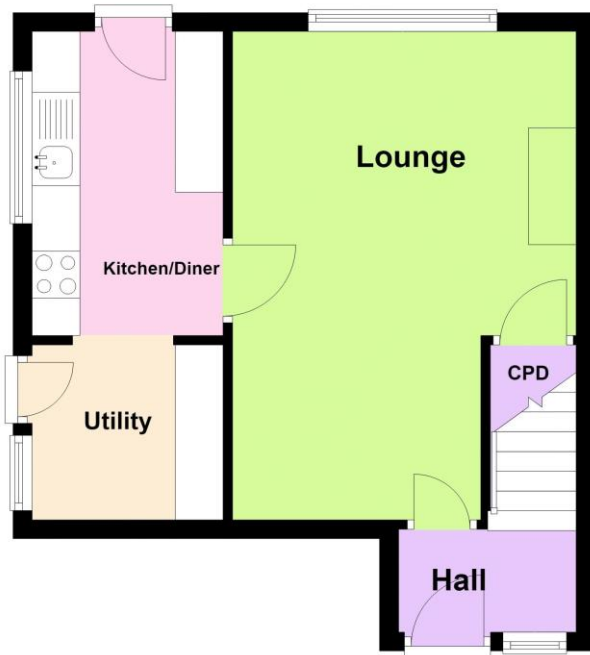
All carpets, curtains and blinds included in the sale.

To arrange a viewing, please call Pollard Property on 01847 894141.





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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