

**31
Beinn Ratha Court
Thurso**

**Offers Over
£95,000**



- 2 bedrooms
- Large Garage
- Oil central heating
- Off Road Parking
- Corner Plot
- Established Gardens

This 2 bedrooomed semi-detached house is located at the end of a popular cul-de-sac in the quiet village of Reay. Reay is well known for its golf course and sandy beach and is a popular tourist spot on the NC500. The property itself is on a corner plot with large garage, 2 smaller sheds, established gardens and off road parking. Accommodation includes 2 double bedrooms, shower room, lounge, kitchen, vestibule and utility room. Council tax band A, EPC rating E.

Additional details including virtual tour and home report on our website:

www.pollardproperty.co.uk

What3words: ///spending.ulterior.pardon



**Vestibule** **6' 11" x 4' 7" (2.1m x 1.4m)**

A half glazed brown timber door leads into the welcoming vestibule where there is a built in storage cabinet and coat hanging space. The floors are a tile effect vinyl paired with a white wallpaper. There is a large window to the drive way and access to the utility and hallway.

Hall **9' 10" x 3' 3" (3.0m x 1.0m)**

A semi-glazed internal door leads from the vestibule into the hall. There is a window over the stairs which provides some light. Carpets are a green colour with light walls. There are doorways to the kitchen and lounge and a large storage cupboard under the stairs.

Kitchen/Diner **10' 10" x 10' 2" (3.3m x 3.1m)**

The spacious kitchen has a hardwood fitted kitchen with dark Formica worktops and stainless steel sink. There is an electric cooker with separate grill and oven. Decorated with light coloured walls and tiled splashback. Flooring is a light tile effect vinyl. There is a window to the back garden flooding the room with light.

Lounge **14' 5" x 12' 2" (4.4m x 3.7m)**

The spacious lounge spans the depth of the house with a window to the front garden and another to the back. There is an electric fireplace providing a cosy atmosphere. Colour schemes are a mottled green carpet and white washed walls.

Landing **8' 2" x 4' 11" (2.5m x 1.5m)**

The landing has some natural light from the staircase window. There are doors to the two bedrooms and shower room. The access hatch to the attic is also located here. Walls and doors are painted white and the carpet is green.

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

The shower room suite comprises of toilet, sink and large shower enclosure with electric shower. The room is decorated with a light textured wall paper and vinyl flooring. Light colour schemes all round.

Bedroom 1 **14' 5" x 9' 2" (4.4m x 2.8m)**

This is the larger of the two bedrooms with a window overlooking the front garden. The ceiling is slightly coombed at one side. There is plenty space for a double or king sized bed plus bedroom furniture. Finished off with light wallpaper and carpets.

Bedroom 2 **10' 10" x 10' 2" (3.3m x 3.1m)**

Another double bedroom with two built in wardrobes/cupboards and vanity. Wallpaper is light with a vertical stripe, paired with a terracotta coloured carpet. The window overlooks the side of the property.

Utility **6' 11" x 6' 7" (2.1m x 2.0m)**

The utility room has a double fitted sink unit with stainless steel sink and mixer tap. There is space for a washing machine and a ceiling mounted pulley for drying. There is access to the vestibule and back garden. Floors are vinyl with light coloured walls. There is a window to the side garden.

Garage 21' 0" x 10' 2" (6.4m x 3.1m)

The garage is approx a 1.5 sized, wide enough to suit modern cars, but longer than a standard garage. There is a large window at the back of the garage, a door to the side and an up and over garage door to the front. There is power. Construction is brick with a profile sheet roofing. The garage is located to the side of the property with a small driveway to the front.

Gardens

The large established gardens have a magical feel with various small paths, nooks, plants and trees, including an apple tree. There are bursts of colour all round. In addition to the garage, there are two stone sheds and one lean to greenhouse. The garden must be seen in person to be fully appreciated.

All carpets, curtains and blinds included in the sale.





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.