

**6A Top Flat  
Market Street  
Thurso**

**Offers Over  
£52,000**



- Town Centre Location
- Electric Heating
- 1 Bedroom
- Rear Garden
- Close to Beach
- Traditional Property

This smart and compact one bedroom apartment is ideally located in the heart of Thurso, just a minute's walk from the town precinct and close to the beach.

Situated on the first floor, the property benefits from its own private front door and staircase, offering a sense of independence and privacy. Despite its compact interior, the property boasts a surprisingly large and secluded rear garden.

Perfectly positioned to enjoy all that Thurso has to offer, the property is within easy reach of local amenities including supermarkets, schools, a GP surgery, and excellent bus and rail transport links.

Electric heating. Council tax band A and Energy Performance Certificate rating E.

For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)  
What3Words: ///advising.custodian.acoustics

**Vestibule** **5' 11" x 4' 3" (1.8m x 1.3m)**

Enter via a white front uPVC door with decorative glazing. There is a large under stair storage cupboard accessed from the vestibule. Floors are ceramic tile paired with light walls and joinery.

**Hall and Stairs** **9' 10" x 2' 11" (3.0m x 0.9m)**

A door leads to the hallway space with stairs leading to the living accommodation. The hallway is finished in the same tiles as the front porch, and the stairs have a light grey carpet.

**Landing** **9' 10" x 2' 7" (3.0m x 0.8m)**

The landing is bright and airy with a large window looking to the front of the property. A grey carpeted floor is matched with neutrally decorated walls.

**Lounge** **11' 6" x 9' 10" (3.5m x 3.0m)**

The lounge is bright and welcoming, benefitting from modern wood effect uPVC windows, consistent throughout the property, which allow plenty of natural light to flood the space. The focal point of the room is the attractive fireplace featuring an electric wood burner style stove, creating a cosy atmosphere.

From the lounge there is access to the kitchen, bedroom, and shower room, making the layout both practical and convenient. Finished with light décor and a hardwearing woven style grey carpet, the room offers a modern yet comfortable living space.

**Kitchen** **8' 2" x 8' 2" (2.5m x 2.5m)**

The kitchen has a window overlooking the rear garden, providing natural light and a pleasant outlook. Fitted with wood effect floor and wall units spanning two walls, the space offers ample storage and room for a freestanding cooker, fridge freezer and plumbing for a washing machine, and tumble dryer.

There is a stainless steel sink with drainer, along with a splashback positioned behind the cooker area for practicality. Finished with light décor and carpeted, the kitchen is both functional and easy to maintain.

**Shower Room** **6' 3" x 6' 3" (1.9m x 1.9m)**

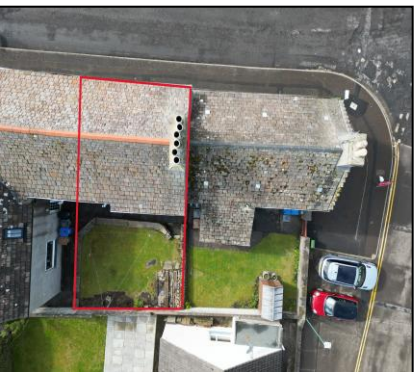
The shower room is fitted with a white suite comprising a quadrant shower, wash hand basin and WC. The shower cubicle features an electric shower and is finished with light wet wall panelling and chrome accents for a clean, modern look. Excellent storage is provided by a built-in cupboard, while the room is completed with light décor and a grey carpet, creating a bright and practical space.

**Bedroom** **10' 6" x 5' 11" (3.2m x 1.8m)**

A cosy, bright double bedroom which has a window overlooking the rear garden. Finished with a light coloured carpet and neutral décor.

Carpets, curtains and blinds are included in the sale. Furniture and white goods subject to separate negotiation.

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

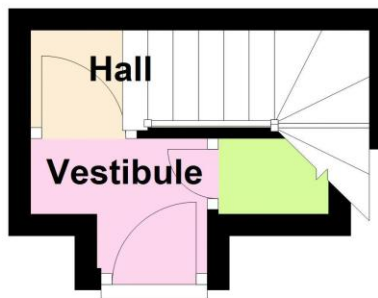




## First Floor



## Ground 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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