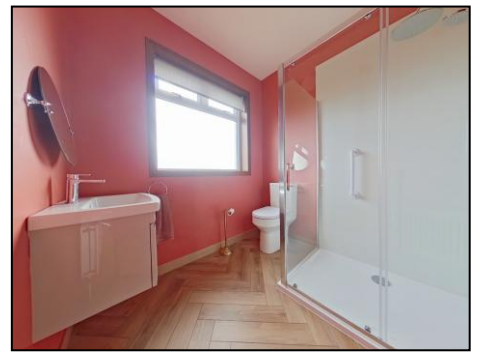


**7
Granville Crescent
Thurso**

**Offers Over
£255,000**



- 3 Bedrooms
- Double Garage
- Large Garden
- 2 Reception Rooms
- Sea Views
- Driveway

A substantial 3 bed bungalow in the heart of Thurso on an elevated plot giving views over the Pentland firth. Large garden with an enclosed lawn to the back and driveway with double garage. Walking distance to the town centre. Huge potential to be reconfigured to allow an additional bedroom or ensembles. Basement allows easy underfloor access for modifications. Accommodation includes 2 reception rooms, shower room, kitchen, dining room and 3 double bedrooms. Oil central heating. Council tax band D and EPC rating E.

For a home report and virtual tour visit www.pollardproperty.co.uk

What3words ///home.finer.daunting

**Vestibule** **5' 3" x 2' 11" (1.6m x 0.9m)**

The covered entrance is uniquely designed with an archway, traditional terracotta tiled floor and red brickwork. Rustic double oak doors open into the vestibule which has a fitted hessian door mat, vinyl floors and light wallpaper. A 5 pane glazed door leads into the hallway.

Hallway **21' 4" x 13' 1" (6.5m x 4.0m)**

A welcoming space with plenty room for furniture. The L-shaped hallway gives access throughout the length of the bungalow with the living space at one end and bedrooms towards the other. There is a storage cupboard next to the porch - ideal for coat and shoe storage. A further two cupboards at the other end of the hall – one would make an ideal airing cupboard or both for additional storage. Traditionally patterned carpet with red highlights and light coloured wallpaper.

Sitting Room **14' 1" x 13' 5" (4.3m x 4.1m)**

The sitting room faces the front garden. It has a working open fire with tiled surround and gloss oak mantle. The slightly bayed window lets in plenty light and adds another architectural feature. Finished with wallpaper and border in cream and terracotta colours.

Lounge **17' 1" x 14' 9" (5.2m x 4.5m)**

The lounge is slightly larger than the sitting room, similarly designed with an open fire and bay window. It has a second window to the side garden. The bay window overlooks the back and takes in sea views. Decorated with light walls and a rust coloured carpet.

Shower Room **8' 6" x 6' 11" (2.6m x 2.1m)**

A modern shower room with large clear shower enclosure with white shower tray and cream wetwall. Chrome mains hot water shower with rainfall shower head and handheld shower on riser bar. The white sink is fitted on a wall hung drawer unit. Modern white coupled toilet unit. Walls are a bold red/orange colour with herring bone click vinyl flooring.

Dining Room **11' 10" x 9' 6" (3.6m x 2.9m)**

The dining room is connected to the kitchen. A large window overlooks the back garden and the sea views. Finished with a patterned carpet and light wallpaper.

Kitchen **12' 10" x 9' 6" (3.9m x 2.9m)**

The kitchen is furnished with fitted units on two opposing walls giving plenty worktop space. Storage is provided by numerous floor and wall cabinets. There is a stainless steel sink and mixer tap at the window. Ceramic hob with cooker hood. Double fan assisted oven. There is space for a washing machine and a free standing fridge freezer. Light walls are paired with a dark coloured carpet. There is a fitted hessian door mat. The timber back door leads to the enclosed rear lawn and adjacent garage.

Bedroom 1 **14' 1" x 9' 10" (4.3m x 3.0m)**

Large main bedroom with fitted wardrobes. A wide window overlooks the front garden. Brown carpets and light coloured walls.

Bedroom 2 **11' 10" x 11' 10" (3.6m x 3.6m)**

Another large double bedroom with built in wardrobe with louvre doors. The window overlooks the front garden. Decorated with light walls and pink carpet.

Bedroom 3 **12' 2" x 8' 10" (3.7m x 2.7m)**

This double bedroom is slightly smaller but also benefits from having built in storage. There is a window to the driveway and an unique diamond shaped window to the front.

Garage 19' 8" x 18' 4" (6.0m x 5.6m)

The double garage has previously been reroofed with profile sheeting. There is a large window to the back and vertically sectioned door on rails which sweeps round. It has concrete floors and power and would suit DIY enthusiasts or trades people requiring additional workshop space.

Gardens

The property is set back from the road with an established front garden which has plenty of colour through the summer, and a central lawn. The driveway sweeps down the right of the property with parking for 2 cars side by side. There is a stone built coal shed and basement for additional storage. The rear garden is fully enclosed and mainly laid to lawn. The oil tank is located out of sight near the coal shed.

All carpets, curtains and blinds included in the sale. Any remaining furniture can be left if required.

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





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 **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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