

2 Holborn Place Scrabster

**Offers Over
£115,000**



- Coastal location
- Semi-detached Bungalow
- Good Storage
- 2 Bedrooms
- Large Garage
- Driveway

A 2 bedroom semi-detached bungalow located in Scrabster, just 2 miles from Thurso town centre and less than a mile from the busy Scrabster Harbour with regular ferry connections to the Orkney Islands. The property boasts a large garage/utility extension, off road parking and large corner plot. With the scenic coastline just a short walk away, this property is perfectly placed for those who enjoy coastal walks, sea air, and natural beauty. A wonderful opportunity for a family home, holiday retreat, or investment in a well connected and picturesque location. Oil fired heating and modern double glazed throughout. Council tax band A and EPC rating D.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///stowing.hands.relaxed

**Porch 7' 7" x 5' 3" (2.3m x 1.6m)**

A woodgrain uPVC front door with side window leads into the front porch. This room has been decorated with practicality in mind with a ceramic tiled floor and textured painted walls. There is room for boot and coat storage. A door leads through to the utility room and one to the hallway.

Hall 8' 6" x 3' 3" (2.6m x 1.0m)

This is the first of two hallways. It has wood effect laminate flooring and space to hang coats. Papered walls. There is access to the bathroom and the second hallway.

Bathroom 7' 3" x 5' 7" (2.2m x 1.7m)

The bathroom has a white toilet, sink and bath with overhead electric shower. The bath is double ended with a centre positioned tap. Fittings are mainly chrome with a white showerhead. Tile effect laminate flooring. Walls are painted off white with a tiled bath surround.

Hall 9' 10" x 6' 11" (3.0m x 2.1m)

This second section of hallway is L-shaped with 2 large storage cupboards. There are doors to the 2 bedrooms, kitchen and lounge. Finished in a wood effect laminate flooring with a designer grey radiator and papered walls.

Kitchen 9' 10" x 6' 11" (3.0m x 2.1m)

The most has been made out of this space with plenty kitchen cupboards and a breakfast bar, which matches the worktop. White cabinet doors are matched up with white handles and a marble effect laminate top and white tiles. Wood effect flooring and papered walls finish the look. A south facing window overlooks the front garden.

Lounge 15' 9" x 12' 2" (4.8m x 3.7m)

This is a large room with modern bi-fold doors opening onto a slate patio area and an established front garden. There is a traditional styled open fire. Floors are done in a laminate covering with papered walls.

Bedroom 1 12' 6" x 12' 6" (3.8m x 3.8m)

A large double bedroom overlooking the rear garden. Natural coloured walls and white ceiling are matched up to a woven oatmeal coloured carpet.

Bedroom 2 13' 1" x 9' 2" (4.0m x 2.8m)

Medium sized double bedroom with a built in cupboard. Decorated with a textured wall paper and terracotta coloured carpets. A large window overlooks the back garden.

Utility 8' 10" x 7' 7" (2.7m x 2.3m)

Utility room is off the front porch. The boiler is located here and there is space for a freezer and/or washing machine. There is a door and window in the partition to the garage.

Garage 18' 8" x 14' 9" (5.7m x 4.5m)

Large garage with an up-and-over door which is styled to look like traditional twin wooden doors. There is a window to the side of the property and stairs leading up to a fully floored loft storage area. Ideal space for a DIY enthusiast or home mechanic.

Gardens

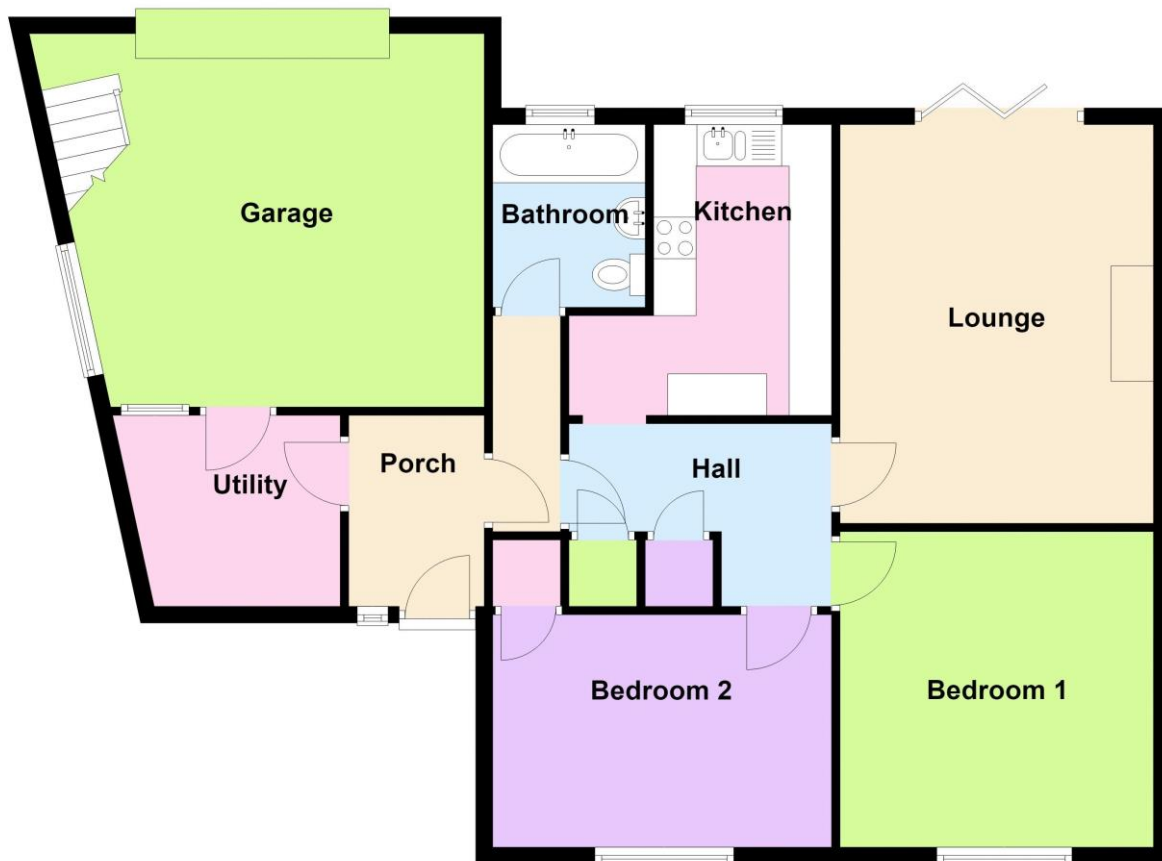
Wrap around gardens with a crazy paving slate driveway large enough for 2 cars. The south facing front garden has a slate patio at the bi-fold lounge doors, and the rest is a mixture of lawn and well looked after shrubs and plants. The back garden has a small paved area and the rest is gravelled for low maintenance. There is a washing line, coal bunker and shed.

All carpets, curtains and blinds are included in the sale.





Ground Floor



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