



**49
Castlegreen Road
Thurso**

**Offers over
£105,000**



- 3 Bedrooms
- Popular area
- Secure rear garden
- Semi-detached house
- Chain free
- Close to town

A chain free, 3 bedroom semi-detached house with a secure rear garden. Located in a popular area that is close to shops, schools, college, transport links, town centre, doctor/dental surgeries.

The property comprises on the ground floor: porch, hall, lounge/diner, kitchen/diner, rear lobby, WC, store room. First floor: landing, bathroom and 3 bedrooms. Double glazed, electric heating throughout.

Council tax band A and energy performance rating E . For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3words ///plunge.morphing.long

**Porch** **4' 7" x 2' 11" (1.4m x 0.9m)**

Approach the property via a paved path to a covered front door. The glazed front door opens into a porch that is neutrally decorated, carpeted and has a built in cloak cupboard. A lockable, internal glazed door accesses the hall.

Hall **7' 10" x 7' 10" (2.4m x 2.4m)**

The well proportioned hall is carpeted, neutrally decorated and has doors accessing the lounge/diner, kitchen/diner, porch and stairs up to the first floor landing. A window overlooks the side of the property and floods the space with natural daylight.

Lounge/Diner **21' 4" x 13' 5" (6.5m x 4.1m)**

A spacious room runs the length of the property. It is flooded with light by dual aspect windows overlooking the front and rear gardens. The dining area has vinyl floor tiles and a retro serving hatch opens into the kitchen/diner.

Kitchen/Diner **12' 2" x 7' 7" (3.7m x 2.3m)**

A spacious room that is neutrally decorated with a vinyl floor, a large window overlooking the rear garden and 2 built in cupboards. Doors access the rear lobby and hall. There are fitted kitchen wooden floor units with a faux light wood worktop that includes a breakfast bar that seats 2 people, plumbing for a washing machine and space for a fridge freezer, cooker, table and 4 chairs.

Rear Lobby **7' 10" x 3' 3" (2.4m x 1m)**

It is carpeted, neutrally decorated and has internal doors accessing the kitchen/diner, store, cupboard and WC. An external fully glazed door opens into the rear garden.

Store **6' 7" x 4' 11" (2m x 1.5m)**

A spacious store is a handy room that has a window, shelving and an electricity supply.

WC **4' 7" x 3' 3" (1.4m x 1m)**

A useful ground floor WC which has a white toilet and a frosted window providing natural light and ventilation to the room.

Landing **9' 2" x 3' 3" (2.8m x 1m)**

A bright landing that is lit by a window overlooking the side of the property. It has doors accessing the bathroom and 3 bedrooms with a ceiling hatch opening into the loft space.

Bathroom **7' 10" x 5' 3" (2.4m x 1.6m)**

A neutrally decorated room that has an electric wall heater, vinyl tiled floor and a frosted window. There is a white bathroom suite comprises of a bath, toilet and pedestal wash hand basin with tiled splashback. Above the bath is an electric shower.

Bedroom 1 **13' 9" x 9' 10" (4.2m x 3m)**

A spacious double bedroom that is neutrally decorated. It is bathed in natural daylight by a large window overlooking the rear garden.

Bedroom 2 **11' 2" x 9' 10" (3.4m x 3m)**

A double bedroom that is neutrally decorated and has a window overlooking the front of the property. There is a built in cupboard for storage.

Bedroom 3 **8' 10" x 7' 10" (2.7m x 2.4m)**

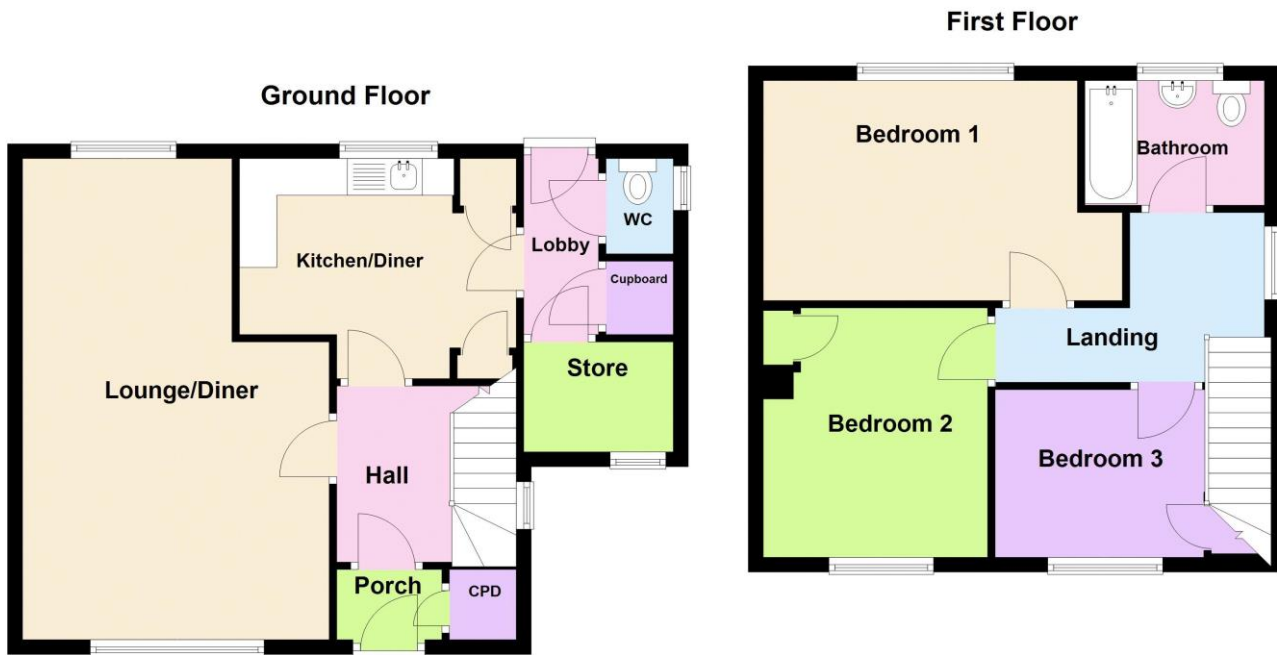
A neutrally decorated, single bedroom with a built in wardrobe and a window overlooking the front garden.

Garden

A secure, sunny rear garden that has a wooden fence boundary. It has a lawn, mature trees and shrubs plus a shed and potting shed. A path runs along the side of the property to a garden gate opening into the front garden. This is open plan with a lawn and a paved path to the front door and rear garden.

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





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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