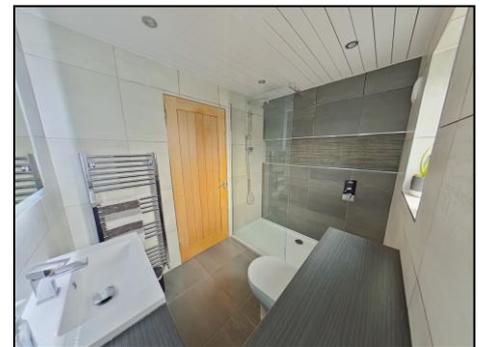


**9
Castle Terrace
Thurso**

**Offers over
£125,000**



- 3 Bedrooms
- Walk-in condition
- Enclosed rear garden
- Mid-terraced house
- Garden studio
- Large kitchen/diner

A well presented 3 bedroom terraced house with a spacious garden room. Situated in the popular area of Mount Pleasant in Thurso and is in walking distance to one of the local primary schools, Thurso River, beach as well as being close shops, town amenities, etc.

The property layout on the ground floor: hall, lounge, kitchen/diner. First floor: landing, 3 bedrooms and shower room.

Gas central heating and double glazing throughout. Council tax band A and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///exit.hockey.truck

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

Approach the house via steps up to half glazed front door with adjacent window that opens into the hall. The neutrally decorated hall has laminate wood flooring. A door accesses the lounge and carpeted stairs lead up to the first floor landing.

Lounge **15' 1" x 13' 5" (4.6m x 4.1m)**

A spacious lounge that is stylishly decorated with a laminate wood flooring, 2 glazed doors to the hall and kitchen/diner. The room is flooded with natural daylight by a large window overlooking the front garden. A modern pebble gas fire is inset a white stone and wood surround fireplace making a cosy focal point to the room.

Kitchen/Diner **19' 8" x 18' 4" (6m x 5.6m)**

A contemporary and spacious open plan room, beautifully presented in neutral décor and finished with stylish wood laminate flooring throughout. The modern kitchen area features light wood floor and wall units complemented by dark grey faux marble worktops and matching splashbacks. Integrated appliances include a dishwasher, 5 burner gas hob with overhead extractor fan, and electric oven. There is plumbing in place for a washing machine and space to accommodate an American style fridge freezer (available by separate negotiation). A useful built-in under-stairs cupboard provides additional storage. The dining area benefits from excellent natural light, with 2 overhead skylights, sliding patio doors, and a single glazed external door leading to the rear garden. There is ample space for a dining table with seating for at least 6 people.

Landing **14' 1" x 4' 11" (4.3m x 1.5m)**

The carpeted staircase leads to the landing that has doors accessing the 3 bedrooms and shower room. A ceiling hatch opens up into the loft space.

Shower Room **8' 2" x 5' 10" (2.5m x 1.78m)**

A well proportioned, contemporary shower room featuring a frosted window for natural light and privacy. The room is finished with a chrome heated towel rail, ceramic tiled flooring and fully tiled walls, complemented by a white and silver uPVC tongue and groove ceiling incorporating recessed spotlights and an extractor fan. The suite comprises a walk-in shower with a mains fed system offering both waterfall and handheld shower heads, a stylish grey vanity unit with inset white WC and wash hand basin, and an illuminated wall mirror positioned above the basin for added practicality and modern appeal.

Bedroom 1 **14' 9" x 8' 2" (4.5m x 2.48m)**

A spacious double bedroom that is carpeted and neutrally decorated. It is bathed in natural daylight by a large window overlooking the rear of the property plus it has 3 built in cupboards/wardrobes.

Bedroom 2 **9' 2" x 9' 0" (2.8m x 2.75m)**

A charming double bedroom that is carpeted and neutrally decorated. It has a built in wardrobe and a window overlooking the front garden.

Bedroom 3 **10' 6" x 10' 6" (3.2m x 3.2m)**

Another carpeted, double bedroom that is currently being used as a children's bedroom. It is neutrally decorated with a built in wardrobe and a window overlooking the front garden.

Garden studio **12' 6" x 8' 10" (3.8m x 2.7m)**

A generous sized studio that is currently being used as a beauty salon. It has a electricity supply with sockets and overhead lighting. Note: the sink is portable and is not included in the sale. The room has neutral decoration, vinyl flooring, a large window and half glazed external door.

Garden

The front garden is laid to lawn, with steps rising from street level to the front door. A paved pathway runs across the front of the property and continues through a covered passageway, providing convenient access to the rear garden. The rear garden features a paved patio area with steps leading up to a raised wooden deck, positioned outside the garden studio. The space is enclosed by timber fencing, creating a secure environment, and benefits from outdoor electrical sockets for added practicality.

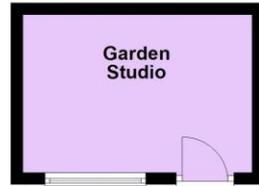
All carpets, curtains and blinds are included the sale. The American style fridge freezer is available under separate negotiation.

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





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.

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