



5 Tormsdale Place Thurso

**Offers Over
£215,000**



- 4 Bedrooms
- Oil Heating
- Walk in Condition
- Riverside Location
- 2 Bathrooms
- Driveway and Garage

A beautifully presented 4 bedroom semi-detached home with an integral garage and secure rear garden. The property is offered in excellent walk-in condition and features a contemporary kitchen. Ideally located in a sought after area, it is within easy reach of local schools, parks, shops, medical and dental surgeries, and a leisure centre, making it an ideal family home. Oil central heating plus solar panels. Council tax band C and energy performance rating D.

For a Home Report and the 360 tour, please go to our website

www.pollardproperty.co.uk

What3Words ///flamingo.hoofs.state

**Vestibule** **7' 10" x 3' 11" (2.4m x 1.2m)**

A large front porch with grey wood effect click vinyl flooring and a modern wallpaper. There are hooks at two levels for hanging coats and space for a small sideboard. A fully glazed oak door leads into the hall.

Hall **14' 1" x 3' 11" (4.3m x 1.2m)**

The same wood effect flooring extends from the front porch to the hall. Decor is a modern textured wall paper, with white joinery and oak doors. There is a large under stair cupboard and doors leading to the shower room, lounge and kitchen/diner.

Kitchen/Diner **19' 0" x 11' 2" (5.8m x 3.4m)**

This is a large, family friendly, open plan space. The kitchen is modern with an abundance of units and a suite of appliances including eye level oven, combination microwave oven, electric hob, fridge, freezer, warming drawer, wine cooler and dishwasher. There is space for a large dining table. The room benefits from a large built in cupboard. There are two windows overlooking River Thurso. Colour schemes are a modern grey kitchen unit, light vinyl flooring, light walls with one papered wall adding a bit of personality to the room.

Utility **10' 6" x 9' 6" (3.2m x 2.9m)**

The utility room is off the kitchen and provides added storage space for occasionally used kitchen appliances. It is a large utility with space for a washing machine and separate tumble drier. In addition to the storage, the utility provides more worktop space and a stainless steel sink.

Store **9' 2" x 5' 11" (2.8m x 1.8m)**

The store room is at the back of the garage. It has an external door and doors to the utility and garage. The space is currently used for an additional fridge freezer and general storage. Floors and a ceramic tile and the walls are whitewashed brick.

Lounge **19' 4" x 12' 2" (5.9m x 3.7m)**

The lounge spans the depth of the house with a window overlooking the river and French doors to the enclosed back garden. Floors are a wood effect herringbone style. Decor is light with attractive dark wooden acoustic panelling.

Shower Room **8' 2" x 4' 7" (2.5m x 1.4m)**

The shower room is well designed, making the most of the smaller space with a compact sink, concealed cistern toilet and quadrant shower. The shower has a marble effect wet wall, black electric shower unit, rainfall shower and handheld shower on a riser bar. Trims and fittings, including the vertical towel radiator are all in a matt black. Decor is light grey walls and matching flooring.

Landing **13' 1" x 3' 3" (4.0m x 1.0m)**

The immaculate décor continues up the stairs with contemporary wall paper, oak doors and white skirtings and facings. Lots of light is provided by the large stair window. Floored with a grey carpet.

Bedroom 1 **14' 5" x 11' 2" (4.4m x 3.4m)**

The main bedroom is decorated in modern muted colours with one feature wall. There is a large window to the river. Finished off with a grey carpet.

Bedroom 2 **12' 2" x 10' 10" (3.7m x 3.3m)**

A double bedroom with a window to the front garden. Finished with neutral colours and light carpet.

Bedroom 3 **10' 10" x 9' 6" (3.3m x 2.9m)**

A double bedroom benefiting from a large wardrobe with sliding doors. Decorated with 3 x neutral walls and one feature wall, painted with geometric shapes. Carpeted in the same style of carpet as bedroom 1 and 2.

Bedroom 4/Office **11' 2" x 7' 3" (3.4m x 2.2m)**

Bedroom 4 is currently used as a home office. but would make a great single bedroom. Decorated with yellow walls and a grey carpet.

Garage **18' 4" x 9' 2" (5.6m x 2.8m)**

The integral garage has an electric door and window for some natural light.

Gardens

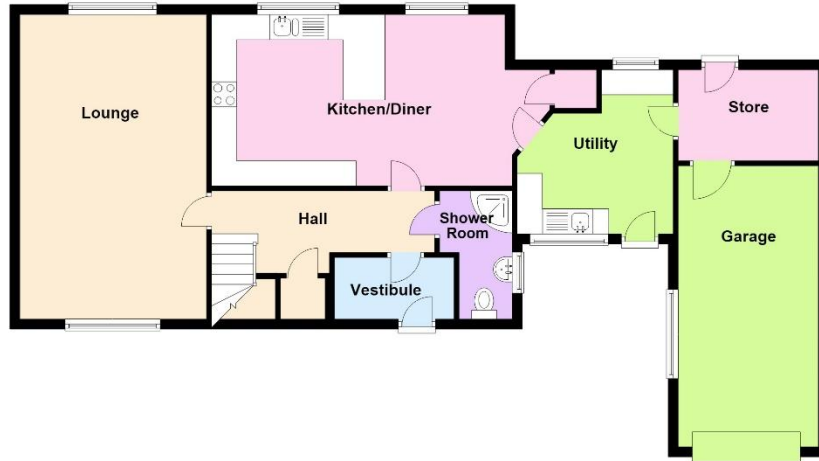
There is an enclosed rear garden, ideal for families with kids or pets. The lounge doors open onto a light coloured paved patio area with a white gravel border. There is a paved area at the utility door and a large section laid to lawn. The estate is an open plan design so the front garden has no fences or boundaries and leads out to a quiet path which connects to the estate and towards the town and schools.

All carpets, curtains and blinds included in the sale.

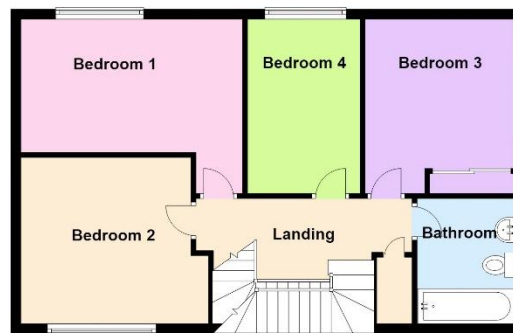




Ground Floor



First Floor



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