

**44
Heathfield Road
Thurso**

**Offers Over
£135,000**



- 3 Bedrooms
- South/West Back Garden
- Off Road Parking
- Modern Kitchen
- Popular Location
- Mains Gas Heating

This 3 bedroom semi-detached house is located in the popular Pennyland area of Thurso. It has off road parking and a south west facing back garden. Accommodation includes: 3 bedrooms, lounge, kitchen/diner and bathroom. There is a large, sturdy garden shed for additional storage. The property is a short walk to 2 primary schools and the secondary school. Thurso offers amenities such as supermarkets, GP surgeries, dental clinics and bus and transport links. Mains gas central heating. Council tax band A. Energy performance rating C.

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

What3Words ///tigers.spouting.await

**Entrance Porch** **4' 11" x 3' 3" (1.5m x 1.0m)**

There is a white uPVC front door with two obscure glass panes and matching windows either side. The floor covering is a wood effect vinyl and there is some space for shoe storage or a small side board.

Hall **10' 10" x 6' 11" (3.3m x 2.1m)**

The large square hall has a herring bone style laminate flooring and light painted walls. There is storage under the stairs and access to the lounge and kitchen. The internal doors are all matching, half glazed pine doors.

Lounge **19' 8" x 10' 10" (6.0m x 3.3m)**

The lounge spans the width of the property with two large windows overlooking the front and rear gardens. It is a bright space with herring bone design laminate flooring, light walls and pine wood finishings.

Kitchen **12' 6" x 10' 10" (3.8m x 3.3m)**

The fitted kitchen and matching breakfast bar has modern, light coloured units and matching worktops and sink. The kitchen is fully equipped with integrated appliances including a dishwasher, 5 ring induction hob, extractor, oven, combination oven and fridge freezer. There is also hidden pop up sockets in the worktop. The combi boiler can be found in the cupboard above the breakfast bar. A half glazed uPVC door lead out to the back garden.

Landing **9' 6" x 4' 3" (2.9m x 1.3m)**

With windows at the bottom and top of the staircase, the landing feels bright and spacious. There is access to the 3 bedrooms and bathroom. The stairs and landing are finished in a light grey carpet and a light wallpaper.

Bedroom 1 **15' 9" x 8' 2" (4.8m x 2.5m)**

The main bedroom overlooks the back garden. There is a small built in cupboard and fitted wardrobes with sliding mirrored doors. The floors have a light grey carpet which is paired with white walls.

Bedroom 2 **10' 10" x 9' 10" (3.3m x 3.0m)**

Bedroom 2 is decorated similarly to bedroom 1 and benefits from a large wardrobe with 3 sliding mirrored doors.

Bedroom 3 **8' 10" x 7' 7" (2.7m x 2.3m)**

The available space in this bedroom has been optimised by the incorporation of a cabin bed in a nook above the stairs. This fits a standard single mattress. There is also a storage cupboard underneath. Decorated with white walls and light grey carpet.

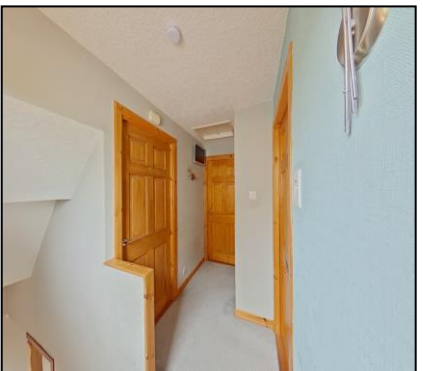
Bathroom **6' 7" x 5' 11" (2.0m x 1.8m)**

The bathroom has a white suite with the toilet and sink built into a vanity unit. There is an electric shower over the bath. The bath surround is tiled and the sink splashback is done in a white wetwall. Flooring is a grey tile effect vinyl.

Gardens

The front garden has been partially changed into a driveway large enough for 2 cars. The back garden is fully enclosed and has a gate to the rear garages. There is a well constructed wooden shed in the back garden. There is a paved patio constructed with local flagstone. The rest of the garden is laid to lawn.

All carpets and curtains included in the sale. All viewings through Pollard Property, please call 01847 894141.

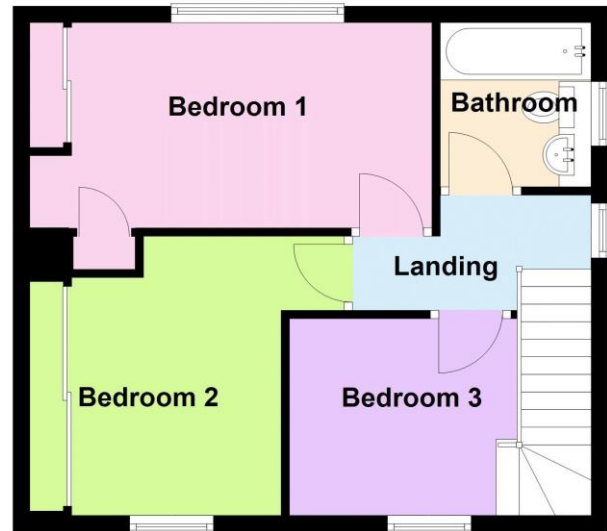




Ground Floor



First Floor



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