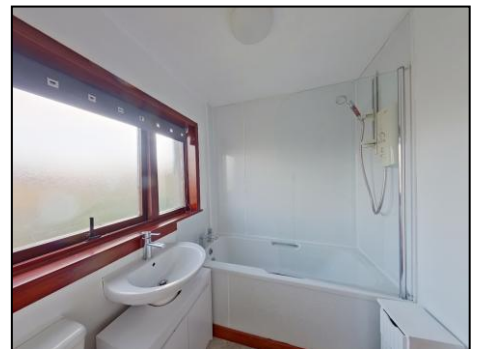


**20  
Hill Place  
Thurso**

**Offers Over  
£90,000**



- 2 Bedrooms
- Mains Gas Heating
- New Carpets
- Large Enclosed Garden
- Recently Renovated
- Close to Town Centre

This 2 bedroomed semi-detached house is in the Mount Pleasant area of Thurso, a 10 minute walk to the town centre. The property benefits from a large back garden, and recently renovated kitchen and is walk in condition for prospective home owners and buy to let landlords alike. Accommodate includes 2 double bedrooms, bathroom, lounge and kitchen/diner. There are two timber sheds in the garden for additional storage. Mains gas central heating. Council tax band A and EPC rating D.

For a home report and virtual tour visit [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words ///banter.folders.assess

**Hall 6' 3" x 4' 3" (1.9m x 1.3m)**

The entrance is up 3 steps and sheltered by an overhang. The glazed front door has an adjacent window and opens into a bright hallway. It is neutrally decorated and has a wood effect vinyl floor with doors opening into the lounge and kitchen. There is an under stairs cupboard and a carpeted staircase goes to the first floor landing.

**Lounge 18' 1" x 10' 2" (5.5m x 3.1m)**

A spacious lounge with dual aspect windows overlooking the front and rear gardens. The room has vinyl flooring and has a closed fireplace with white washed stone surround and Caithness stone hearth.

**Kitchen 11' 6" x 7' 7" (3.5m x 2.3m)**

This room has a herringbone vinyl floor and neutral decoration. There is a window and a fully glazed external rear door. The recently renovated kitchen has fitted cream cabinets and wall units along 2 walls with a walnut coloured wood effect worktop. There is an integrated ceramic 4 burner electric hob, fan-assisted electric oven and overhead extractor hood. There is space for a fridge freezer and plumbing for a washing machine. The washing machine and boiler is cleverly recessed into a space next to the door to give a low profile appearance.

**Landing 6' 3" x 3' 3" (1.9m x 1m)**

The carpeted landing has a window overlooking the side of the property. Doors lead off to 2 bedrooms and bathroom with a ceiling hatch opening into the loft space.

**Bathroom 6' 3" x 5' 7" (1.9m x 1.7m)**

A well proportioned bathroom that has a white 3 piece suite of bath, toilet and pedestal wash hand basin. Above the bath is an electric shower with white wet wall and glass shower screen. A large, frosted window provides light and ventilation to the room. Floors are a tile effect vinyl.

**Bathroom 1 15' 5" x 8' 10" (4.7m x 2.7m)**

A spacious double bedroom with a light grey fitted carpet and a large window overlooking the front garden. The room is neutrally decorated and flooded with daylight.

**Bedroom 2 12' 2" x 9' 2" (3.7m x 2.8m)**

A double bedroom which is carpeted and has a large window overlooking the rear of the property. The room is neutrally decorated and has a built in cupboard.



## Garden

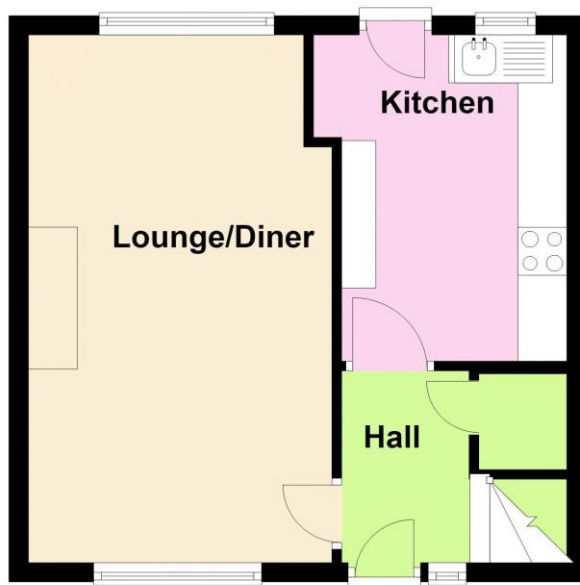
There is a large, secure rear garden with is laid to lawn with established trees and shrubs. The rear garden also benefits from a drying area and two wooden sheds. A paved path runs along the side of the property to the front garden via a shared access. The front garden is laid to lawn with a paved path to the street.

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

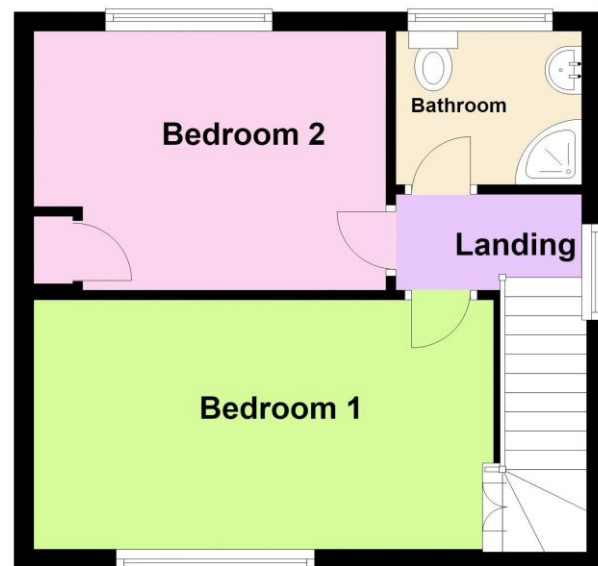




**Ground Floor**



**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](http://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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