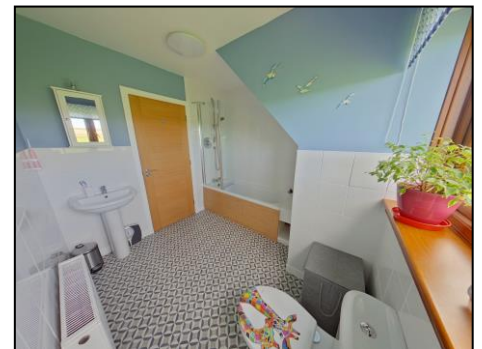




**Forssview
Skail
Thurso**

**Offers Over
£280,000**



- 3 Bedrooms
- Detached house
- Detached double garage
- Walk in condition
- Rural location
- Well presented

An immaculate, detached 3 bedroom house set within a peaceful rural location, just 6 miles from the vibrant Highland town of Thurso. This beautifully presented property is in walk-in condition and offers spacious accommodation throughout. It benefits from a detached garage, a large driveway providing ample off-road parking, and a generous wraparound garden. The property enjoys stunning open countryside views offering a tranquil lifestyle while remaining conveniently close to local amenities.

Thurso provides a wide range of shops, schools, a leisure centre, medical and dental facilities, as well as excellent transport links. The area is also part of the iconic North Coast 500, making it an ideal base for exploring the natural beauty of the north of Scotland.

The ground floor consists of: porch, hall, WC, kitchen/diner, utility room, lounge, double bedroom, en-suite. First floor: landing, bathroom and 2 king sized bedrooms. Oil central heating and double glazing throughout. Council tax band D and energy efficiency rating C.

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk

What3words: ///marmalade.unwind.sport

**Entrance Porch** **5' 11" x 5' 3" (1.8m x 1.6m)**

Enter via a half glazed front door into a bright and welcoming porch. It is neutrally decorated with a slate tiled floor. Doors access the WC and hallway.

WC **4' 11" x 4' 3" (1.5m x 1.3m)**

A handy WC with a continuation of the slate tiled floor, neutral decoration and a frosted window. There is a white toilet and wash hand basin inset a modern vanity unit. A wall extractor fan provides additional ventilation.

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

An L-shaped hall, neutrally decorated and finished with engineered wood flooring, benefits from excellent natural light via a Velux window positioned above the dogleg staircase, along with additional borrowed light through glazed internal doors. The hall provides access to the porch, kitchen/diner, lounge, bedroom 3, and a built-in storage cupboard.

Kitchen/Diner **21' 4" x 17' 5" (6.5m x 5.3m)**

A modern and stylish kitchen/diner featuring a continuation of the engineered wood flooring and contemporary décor. The space is flooded with natural light from a large window and French doors that open onto the rear garden. The kitchen is fitted with sleek wall and base units arranged along 2 walls, complemented by LED lighting, a mock marble worktop, and matching splashback. Integrated appliances include a tower electric combination microwave/grill/oven, additional oven and grill, an Elica induction hob with built-in extractor, a 1 1/2 sink with drainer and mixer tap with spray function, dishwasher, and wine cooler. The dining area offers ample space for a table and seating for at least four people. Glazed doors provide access to the hall and utility room.

Utility Room **10' 2" x 8' 2" (3.1m x 2.5m)**

A spacious room that is sunny and neutrally decorated. It has fitted wall and floor kitchen units with a mock marble worktop and splashback that incorporates a 1 1/2 sink and draining board. There is space for an American style fridge freezer and plumbing for a washing machine and tumble dryer. A window and glazed external door open into the rear garden.

Lounge **16' 5" x 13' 1" (5m x 4m)**

A spacious lounge, neutrally decorated and finished with engineered wood flooring, is bathed in natural light from French doors and 2 large windows overlooking the surrounding countryside. A striking black fireplace with an inset dual fuel wood-burning stove creates a warm and inviting focal point.

Bedroom 3 **13' 1" x 12' 6" (4m x 3.8m)**

A generous ground floor double bedroom that is neutrally decorated and is newly carpeted. It has a built in double wardrobe and a large window overlooking the garden and countryside. Doors access the hall and shower en-suite.

En-suite **6' 7" x 4' 3" (2m x 1.3m)**

A modern room featuring tiled flooring, partially tiled walls, and a frosted window for privacy and natural light. The suite comprises a white WC, a wash hand basin set within a stylish grey vanity unit, and a walk-in shower. The shower area is finished with a tiled splashback and includes a purpose built toiletry recess, along with a mains fed shower supported by a high pressure hot water tank, offering both handheld and rainfall showerheads.

Landing **9' 10" x 9' 10" (3m x 3m)**

A newly carpeted dogleg staircase flows up to the bright landing which is naturally lit by a Velux window. There are doors accessing 2 bedrooms, bathroom and cupboard and a ceiling hatch opening into the loft space.

Bathroom **8' 2" x 6' 3" (2.5m x 1.9m)**

A spacious bathroom, neutrally decorated and featuring vinyl flooring, partially tiled walls and splashbacks, an extractor fan, and a dormer window providing natural light. The white suite comprises a bath with an overhead mains fed shower (powered by a high-pressure hot water tank), WC, and pedestal wash hand basin.

Bedroom 1 **16' 5" x 14' 1" (5m x 4.3m)**

A spacious king sized bedroom with a vaulted ceiling and newly laid carpet. The room is neutrally decorated and has a large dormer window with a built in window seat that offers stunning country views.

Bedroom 2 **16' 5" x 15' 1" (5m x 4.6m)**

A similar, generously proportioned king sized bedroom featuring a vaulted ceiling, newly laid carpet, and neutral décor. A large dormer window provides excellent natural light, and the room also benefits from a built in storage cupboard.

Garage **25' 3" x 21' 8" (7.7m x 6.6m)**

A very large detached garage featuring two Hörmann electric sectional doors, a side access door, rear window, and two Velux windows providing natural light. The garage is equipped with an electricity supply and fitted workbenches, making it ideal for storage or workshop use. Racking is also available by separate negotiation.

Garden

A large wraparound garden that is laid to lawn and has a ranch fence/wire fence boundary and wooden gates which makes it secure from the road. There is a very wide drive and paving around the property to a patio and wooden decking area. The property has outside lighting and water tap.

All carpets, curtains and blinds are included in the sale. Garage racking is under separate negotiation. Please call Pollard Property on 01847 894141 to arrange a viewing.

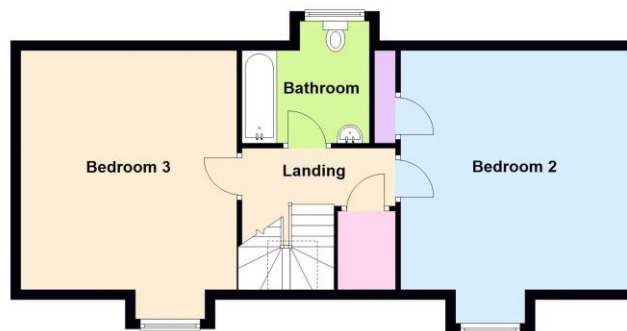




Ground Floor



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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