



Refson Hill of Forss Thurso

**Offers Over
£250,000**



- 4 Bedrooms
- Established Gardens
- Driveway
- Oil Heating
- Integral Garage
- Workshop

This 4 bedrooomed family home is situated on the Hill of Forss, which is a popular rural area only a few minutes drive from the town of Thurso.

The property is well laid out with 3 bedrooms and a shower room upstairs. Downstairs accommodation includes lounge, kitchen/diner, large WC, bedroom, spacious hallway, 2 x utility rooms, integral garage and external workshop. The gardens are well landscaped with a rear patio, established shrubs, drying green, driveway and more. Viewings recommended. Oil central heating. Council tax band D and EPC rating E.

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

What3words /// diamond.logged.cupboards

**Vestibule** **3' 11" x 3' 3" (1.2m x 1.0m)**

A fully glazed obscured glass uPVC front door leads into the front porch, decorated with light wallpaper and green carpets.

Hall **9' 10" x 10' 2" (3.0m x 3.1m)**

A fully glazed door leads from the vestibule to the hallway which is decorated in the same style as the vestibule. The spacious hallway has an attractive wooden staircase with fitted carpet. There is a large cupboard under the stairs. The kitchen/diner, lounge, bedroom 3, WC and utility are all access from here.

Lounge **16' 5" x 11' 10" (5.0m x 3.6m)**

A large room with two windows overlooking the front and side gardens. Windows are white uPVC units. Walls are an soft cotton colour with natural coloured carpets and white skirtings and facings.

Kitchen/Diner **18' 8" x 7' 3" (5.7m x 2.2m)**

The kitchen is entered via a space saving sliding door. It is a long room with fitted kitchen at one end and a large dining space at the other. Both ends have large windows overlooking the established gardens and allowing plenty of light into the room. The kitchen units are a wood effect door and dark grey worktop with matching splashback. Appliances include electric fan oven, ceramic cooker, extractor, stainless steel sink with mixer tap and integrated fridge freezer. Floors are a light coloured vinyl with white walls.

WC **6' 7" x 4' 3" (2.0m x 1.3m)**

A large WC with obscured glass window to the back garden. Furnished with a fitted blue sink and toilet. Decorated with the same light wallpaper and green carpet as the main hall.

Bedroom 3 **11' 2" x 8' 10" (3.4m x 2.7m)**

A downstairs double bedroom overlooking the front garden and driveway. Decorated in a white wallpaper with silver stripes and patterned carpet.

Utility **8' 6" x 10' 2" (2.6m x 3.1m)**

Large utility with wooden fitted storage units at one side, and a laundry area at the other. The laundry area includes a large Belfast sink and space for two appliances.

2nd Utility **8' 10" x 5' 7" (2.7m x 1.7m)**

This second utility area adds additional storage with white wall unit, solid wood worktop and space for an additional appliance such as a chest freezer. It is a great potting room with a large west facing window. The integral garage can be accessed here.

Garage **16' 5" x 9' 10" (5.0m x 3.0m)**

The large garage has an up and over door. The walls are brick, the ceiling is lined and painted white. Floors are a terracotta tile effect vinyl.

Landing **17' 5" x 13' 5" (5.3m x 4.1m)**

The wooden stairs leads up to a bright landing space where a further 3 bedrooms and shower room are found. There is lots of storage with 2 large cupboards. Decorated with light wallpaper and light green carpets.

Bedroom 1 **11' 6" x 11' 2" (3.5m x 3.4m)**

A large bedroom with two large storage cupboards with sliding doors. There is access to the eave space in the left cupboard where the hot water tank can be located. Colour schemes are light papered walls and light patterned carpet. The window has seaviews towards the Pentland Firth.

Bedroom 2 **13' 5" x 12' 2" (4.1m x 3.7m)**

Another large bedroom with south facing window. Light wall paper and patterned carpets. There is plenty space for adding in features such as built in storage or even an ensuite.

Bedroom 4 10' 6" x 9' 10" (3.2m x 3.0m)

Although this is the smallest room it will easily hold a double bed. There is fitted furniture which includes 2 wardrobes and a vanity. The dormer window overlooks the front garden. Finished with light walls and a patterned carpet.

Shower Room 8' 10" x 5' 7" (2.7m x 1.7m)

A modern shower room with large quadrant shower enclosure with white tray, chrome mains hot water shower unit and chrome trims. The toilet is white. The fitted bathroom furniture has a wood grain effect and houses the bidet and sink. Tiles are a large cream tile with aqua coloured carpet tiles and white walls.

Workshop 13' 1" x 8' 2" (4.0m x 2.5m)

The workshop is only accessed externally, from the rear patio. The oil boiler is housed here. It has two windows and fitted workshop benches.

Gardens

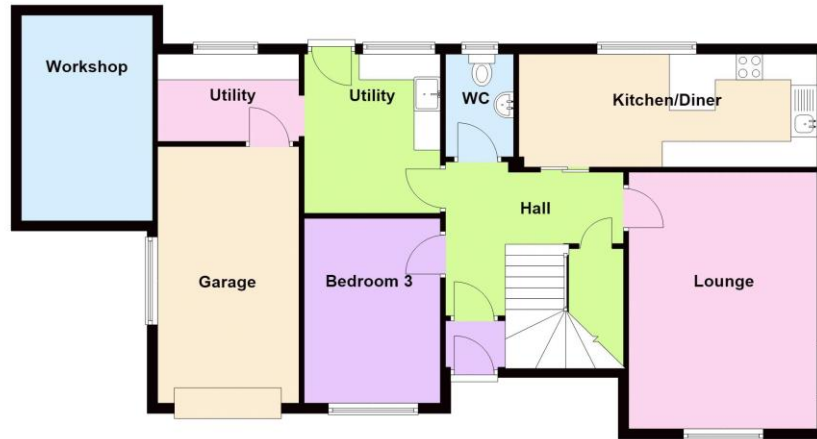
The property is set in extensive gardens with a driveway to the front, drying green to the south side, developed garden to the rear which could be used to grow fruit or herbs. The north side of the property has a flagstone path which weaves round another landscaped garden. Worth viewing to fully appreciate.

All contents 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 **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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