

**9
Rockwell Terrace
Thurso**

**Offers Over
£200,000**



- SeaViews
- Mains Gas Heating
- Semi-Detached
- 3 Bedrooms
- Enclosed Garden
- Popular Location

Enjoy the beauty of the far north of Scotland with this attractive three-bedroom semi-detached house in Thurso, boasting stunning views across the Pentland Firth towards the Orkney Islands. Situated in Thurso, the property benefits from access to local shops, schools, leisure facilities and transport links, while the surrounding area offers spectacular coastal scenery and opportunities to enjoy the outdoors. The property offers comfortable and versatile accommodation, making it an ideal family home with three bedrooms one ensuite, living room/diner, kitchen, WC, bathroom & utility provide ample space for family living. Also an enclosed garden and decking area at the back of the property. Mains gas heating. Council tax band B and energy efficiency rating C.

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

What3words: [///workbook.nooks.lemons](https://www.what3words.com/?q=///workbook.nooks.lemons)

**Front Sun Room** **9' 6" x 5' 7" (2.9m x 1.7m)**

A bright and welcoming sun room featuring large wraparound windows that flood the space with natural light and offer beautiful panoramic views across the Pentland Firth towards Orkney. With its vibrant décor and cosy seating area, it provides the perfect spot to relax and enjoy the ever-changing coastal scenery

Hallway **9' 6" x 9' 2" (2.9m x 2.8m)**

A welcoming hallway featuring attractive floral wallpaper, laminate flooring and useful storage space. The hallway provides access to the kitchen and other areas of the home, with a neutral colour palette creating a bright and practical entrance.

Living/Dining Room **20' 0" x 12' 2" (6.1m x 3.7m)**

A cosy living/dining room featuring neutral carpeting, and grey curtains. Large enough for dining table and chairs. North facing window with views over the Pentland Firth. A sliding glass door opens into a sun room.

Kitchen **14' 1" x 13' 5" (4.3m x 4.1m)**

A modern kitchen featuring light wood cabinets with dark colour worktops. The kitchen houses, an integrated double oven, gas hob with overhead extractor fan, along with plumbing for a washing machine and space for a free standing fridge freezer. A breakfast bar provides a practical dining space, complemented by wood-effect flooring and recessed ceiling lighting.

Back sun room **12' 2" x 4' 7" (3.7m x 1.4m)**

A bright and cosy sunroom looking on the garden, featuring tiled flooring. Large glazed sliding doors connects the space to the living room, which creates a practical and welcoming area to relax.

Utility room **7' 7" x 5' 7" (2.3m x 1.7m)**

A compact and practical utility room featuring light wood cabinetry, dark worktops, and a stainless-steel sink beneath a window. Wood-effect flooring and overhead storage provide a clean, functional space for household tasks.

Bedroom 1 **12' 6" x 10' 6" (3.8m x 3.2m)**

A cosy bedroom featuring grey feather-patterned wallpaper, fitted wardrobes and soft grey carpeting. Ensuite with free standing shower, toilet wash basin, heated towel rail with neutral decor.

Bedroom 2 **9' 10" x 9' 2" (3m x 2.8m)**

A seaview facing bedroom featuring neutral walls, mirrored fitted wardrobe and grey carpeting.

Bedroom 3 **9' 2" x 9' 2" (2.8m x 2.8m)**

Another seaview facing bedroom with mirrored fitted wardrobe, purple walls, calming aurora feature wall and soft grey carpet.

Family Bathroom 10' 2" x 8' 6" (3.1m x 2.6m)

A modern bathroom featuring a spacious glass-enclosed shower, white sparkle wet wall panels cover all walls, a white pedestal sink, toilet, bath, heated towel rail, full length mirror and neutral beige tiled flooring.

W/C 6' 7" x 2' 11" (2.m x 0.9m)

Bright compact toilet, wash basin, sparkled wet wall and tile effect flooring.

Garden

A spacious rear garden featuring a central lawn, mature shrubs, colourful flower beds, a wooden decking area with a pergola, and a rotary washing line, enclosed by the house and surrounding greenery. Along with a fully insulated shed with power and greenhouse.

All carpets and curtains 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 **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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