

**16
Bardnaclavan Place
Thurso**

**Offers over
£110,000**



- 2 Bedrooms
- Rural setting
- Secure garden
- Semi-detached bungalow
- Walk in condition
- Large driveway

A well presented 2 bedroom semi-detached bungalow, featuring a large shed, generous gravel driveway, and secure front and rear gardens.

Situated in a peaceful semi-rural location, the property is just 3 miles from Thurso town centre, where a wide range of amenities, services, and transport links can be found, characteristic of a vibrant Highland coastal town.

The accommodation comprises: vestibule, hallway, spacious lounge/diner, kitchen, utility room, modern shower room, two bedrooms, and a versatile loft room.

Oil central heating and double glazing throughout. Council tax band A and EPC rating D. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///seabirds.frowns.study

**Vestibule** **3' 7" x 3' 3" (1.1m x 1m)**

Enter via a half glazed front door into the vestibule which has a laminate floor and neutral decoration. A half glazed internal door opens into the hall.

Hall **17' 1" x 8' 6" (5.2m x 2.6m)**

An L-shaped hall that has a matching laminate floor and decoration as the vestibule. There are doors accessing the lounge/diner, kitchen, shower room, 2 bedrooms and a built in cupboard.

Lounge/Diner **19' 8" x 10' 10" (6m x 3.3m)**

A half glazed door from the hall leads into the lounge/diner that runs the length of the property. This spacious room has a laminate wood floor with a dual aspect of windows overlooking the front and rear gardens which flood the room with natural daylight.

Kitchen **14' 1" x 6' 11" (4.3m x 2.1m)**

A sliding, solid door from the hall opens into this modern kitchen. It has a vinyl floor, neutral decoration, a large window and half glazed external door accessing the rear garden and views of the countryside. There are fitted floor and wall kitchen units in light grey wood design and faux dark grey marble worktops. There is space for an under counter fridge, dishwasher, washing machine and electric cooker. All of these appliances are part of the sale.

Utility room **8' 10" x 4' 11" (2.7m x 1.5m)**

A handy room that is accessed externally from the rear garden. It has electricity and has space for a chest freezer and tumble dryer. The chest freezer is included in the sale.

Shower Room **5' 11" x 5' 3" (1.8m x 1.6m)**

A bright room with vinyl flooring, neutral decoration, a frosted window and ceiling extractor fan providing additional ventilation. There is a white toilet, pedestal wash hand basin and corner shower cubicle with an electric shower and wet wall splashback.

Bedroom 1 **13' 9" x 9' 2" (4.2m x 2.8m)**

A spacious double bedroom that is stylishly decorated with laminate flooring and a large window overlooking the front garden that allows plenty of natural light to flow into the room.

Bedroom 2 **11' 10" x 8' 6" (3.6m x 2.6m)**

A single bedroom that has laminate flooring, neutral decoration, a built in cupboard and a window with views of the front garden that bathes the room in daylight. A wooden staircase goes up to the loft space/hobby room.

Loft space/hobby room **32' 10" x 8' 2" (10m x 2.5m)**

A sunny, multi-functional room that is carpeted, neutrally decorated with a vaulted ceiling. It has a Velux window and a door opening into the eaves.

Shed **15' 9" x 11' 10" (4.8m x 3.6m)**

A large timber framed, profile sheet clad shed with a concrete floor.

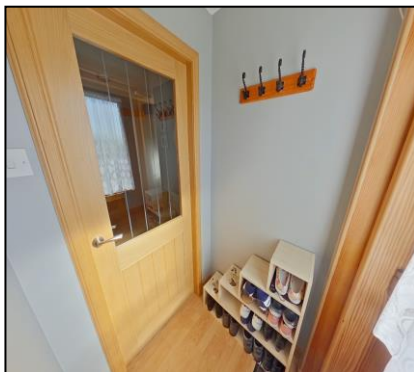
Garden

The front of the property features a generous gravel driveway providing ample parking and access to the shed, as well as both the front and rear gardens. The front garden is enclosed by a ranch style fence and is mainly laid to lawn, complemented by an established flower border extending across the width of the property. To the rear, the garden mirrors this layout with a ranch style fence, a well maintained lawn, and a further mature flower border. A ramp runs along the width of the property, offering convenient access to the kitchen door, with additional steps leading to the utility room. Adjacent to the large shed, there is a sheltered patio area, ideal for outdoor dining and entertaining, with space for a garden table and chairs.

Included in the sale: carpets, curtains, blinds, under counter fridge, washing machine, dishwasher, electric cooker and chest freezer.

Not included in the sale: tumble dryer.

Please contact Pollard Property on 01847 894141 to arrange a viewing.

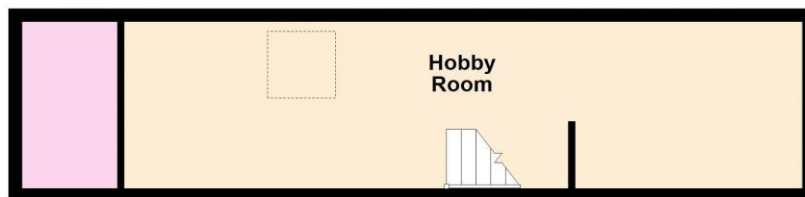




Ground Floor



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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.