



**Croit Anna
Janetstown
by Thurso**

**Offers over
£150,000**



- 2 Bedrooms
- Detached bungalow
- Wraparound garden
- Detached garage
- Rural setting
- Chain free

A 2 bedroom detached bungalow set in a rural location whilst remaining conveniently close to local amenities. The property benefits from a detached garage and a generous wraparound garden.

A picturesque burn runs alongside the home, adding to its tranquil setting. Despite its rural feel, the property is ideally located just 2 miles from Thurso, providing easy access to a full range of shops, schools, services, and amenities found in this vibrant Scottish town.

The property's layout comprises of a porch, hall, lounge, kitchen/diner, utility room, conservatory, shower room and 2 double bedrooms.

Solid fuel central heating, PV solar panels and double glazing throughout. Council tax band C and EPC rating F. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///implore.deeply.realm

**Porch** **6' 7" x 3' 3" (2m x 1m)**

A glass panelled front door with matching side window allows plenty of daylight into the porch that is neutrally decorated and has a parquet tile floor. An internal decorative styled Rennie Mackintosh glazed door and adjacent window access the hall.

Hall **9' 10" x 8' 2" (3m x 2.5m)**

The L-shaped hall is carpeted and has doors accessing the porch, lounge, utility room, shower room, bedrooms 1 and 2 and a built in double cupboard.

Lounge **16' 5" x 15' 5" (5m x 4.7m)**

A spacious, bright lounge that is carpeted and neutrally decorated. It has a large window overlooking the front garden that floods the room with daylight. French doors open into the conservatory, a decorative styled Rennie Mackintosh glazed door accesses the hall and a wall opening flows into the kitchen/diner. A stone fireplace and Caithness stone hearth features a solid fuel stove with back boiler making a cosy focal point to the lounge.

Conservatory **12' 2" x 6' 11" (3.7m x 2.1m)**

A large conservatory with windows along 3 walls and external single glazed door look out into the garden and burn. The external doors opens out onto the wooden deck that benefits from the tranquil rural setting.

Kitchen/Diner **16' 5" x 8' 10" (5m x 2.7m)**

The room has 2 windows overlooking the rear garden and has carpet in the dining area and vinyl flooring in the kitchen area. A wall opening leads into the kitchen and a solid door accesses the utility room. The kitchen has wooden fitted floor and wall units with faux marble worktop and tiled splashback. The integrated appliances are a tower electric oven, ceramic hob and overhead extractor hood. There is space for a table and seating for at least 4 people in the dining area.

Utility Room **7' 3" x 5' 3" (2.2m x 1.6m)**

A useful utility room that has internal doors to the kitchen/diner, hall and an external half glazed door to the rear garden. A small window gives additional daylight to the room. There are white floor and wall kitchen units with a white worktop and tiled splashback. A stainless steel sink is next to the window and there is plumbing for a washing machine and tumble dryer.

Shower Room **7' 3" x 5' 7" (2.2m x 1.7m)**

A neutrally decorated room with a tiled floor, heated towel rail, ceiling extractor fan and frosted window. There is a built in shower cubicle with a tiled splashback. This is complemented by a toilet and a wash hand basin inset a vanity unit with matching splashback.

Bedroom 1 **13' 1" x 8' 10" (4m x 2.7m)**

A spacious double bedroom, neutrally decorated and fully carpeted, features a large window overlooking the front garden, allowing for plenty of natural light. The room is well equipped with a fitted bed unit incorporating overhead cupboards, shelving, and bedside cabinets. Additional matching built in furniture spans the opposite wall, including wardrobes, drawers, shelving, and a dressing table, providing excellent storage and a cohesive finish.

Bedroom 2 **9' 10" x 8' 10" (3m x 2.7m)**

A well proportioned double bedroom that is carpeted and has a window with views of the back garden. There are built in cupboards, drawers and dressing table.

Garage **16' 9" x 10' 10" (5.1m x 3.3m)**

The garage has a manual sectional garage door, a single side door and a window at the rear of the building. There is an electric supply and space for a workshop bench



Garden
The property is set within a large wraparound garden, enclosed by a combination of walling and fencing. A driveway provides convenient access to the detached garage. The garden is predominantly laid to lawn, complemented by established trees, shrubs, and flowerbeds. Along one boundary, a picturesque burn runs alongside the garden which is overlooked by the wooden balustraded decking.

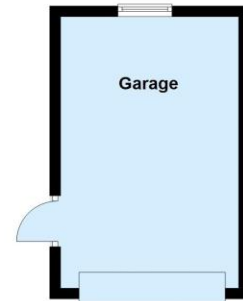
All carpets, curtains and blinds are included in the sale.

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





Ground Floor



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