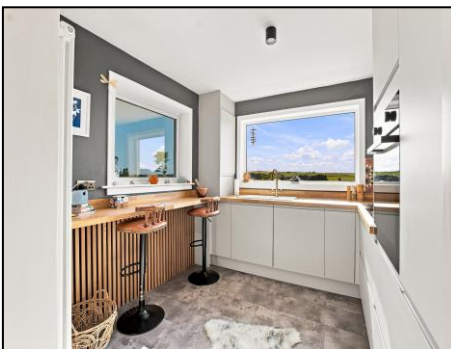


**66
Rose Street
Thurso**

**Offers Over
£110,000**



- 1 Bedroom
- Walk-In Condition
- Panoramic Town Views
- Town Gas Heating
- Traditional Stone Building
- Terraced Garden

This immaculate 1 bedroom town house has been upgraded with kitchen and bathroom renovations in the past 2 years, and the south facing back garden has tiered landscaping and views over Thurso. The property is deceptively large with a rear kitchen and bathroom extension boasting large windows with panoramic town views. Other accommodation includes a bright lounge with dual aspect windows and fitted storage, and a double bedroom with modern fitted storage units. Ideal for those looking for their first property, or looking to downsize into a town centre property, or for prospective landlords. Town gas heating. Council Tax Band A and EPC rating C.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words ///winters.corner.eggshell

**Porch** **3' 7" x 3' 7" (1.1m x 1.1m)**

The property has a traditional town frontage with solid stone walls and slate roof. The door is wood grain uPVC with oval glazing leading into the front porch, which has tile effect vinyl floor, a small cupboard with shelving and whitewashed walls all round.

Lounge **16' 5" x 11' 6" (5m x 3.5m)**

All internal doors are an oak finish with copper coloured handles. The lounge blends the traditional aspects of the property with modern decor. There are 3 neutral walls and one feature wall with built in storage and art deco wallpaper. With two windows and light carpets, the room has a bright and welcoming atmosphere.

Kitchen **9' 2" x 11' 2" (2.8m x 2.7m)**

The kitchen is accessed of the lounge with an open plan hallway linking the bedroom and bathroom. The kitchen has white matt units with deep storage drawers and an integrated fridge freezer. Cooking facilities include a black eye level electric oven and black induction hob. There is a white sink with mixer tap. The splashback brings back a touch of tradition with retro tiling. The breakfast bar has under counter oak vertical soundboard panelling which matches the oak effect worksurfaces perfectly. There are two large windows with incredible views over the town. Flooring is a grey vinyl tile.

Shower Room **9' 2" x 4' 7" (2.8m x 1.4m)**

A large open plan shower enclosure with a fixed glass pane. The shower is a gold coloured mains system with static rainfall head and handheld shower on a riser bar. The window wall is fully tiled in a white and black patterned tile. The retro look continues with a patterned sink bowl mounted on a rustic wooden table. The toilet is a modern white concealed cistern unit. Flooring is grey. Walls are partially tiled with large light coloured tiles. The towel rail is a steel heater with 3 hanging bars.

Bedroom **16' 1" x 9' 6" (4.9m x 2.9m)**

The double bedroom benefits from dark blue fitted storage units with an illuminated open shelving area. There is a window facing the front of the property. Neutral decor all round with one light blue wall. The radiator is a traditional column radiator.

Hall **10' 6" x 2' 11" (3.2m x 0.9m)**

The hallway is open plan with the kitchen and has a storage cupboard. There is access to the bedroom, bathroom, kitchen, lounge and back garden.

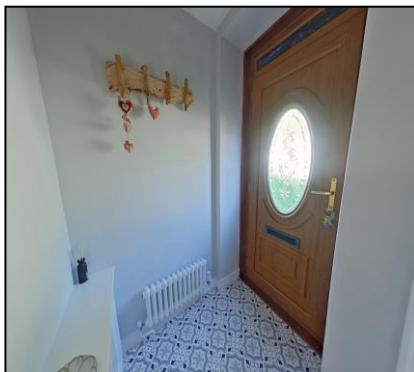


Garden

The rear of the property has a slope so has been landscaped to include 3 levels. The first level is a paved patio, which drops to a wooden decking, and drops again to an area of rough ground which could be developed further. The whole garden is fully enclosed with stone walls and wooden fences. The area feels private and benefits from excellent views across town.

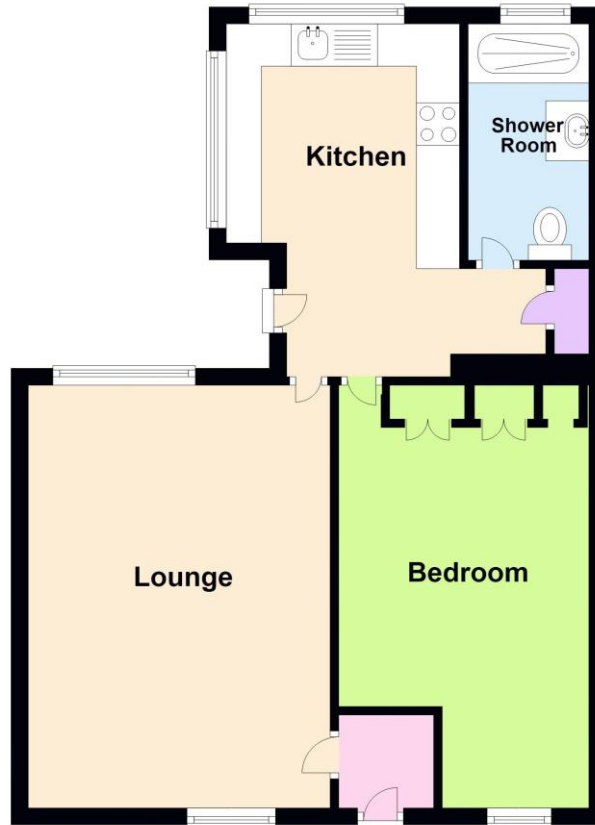
All blinds and floor coverings are included in the sale.

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





Ground 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.