

**71  
St. Andrews Drive  
Thurso**

**Offers Over  
£125,000**



- 4 Bedrooms
- Chain free
- Spacious rooms
- Semi-detached
- Garage
- Close to town

A spacious 4 bedroom semi-detached house with garage and off road parking, situated in the popular Mount Vernon area of Thurso. Within walking distance of the town centre, the property benefits from easy access to the amenities, services, and transport links expected of a bustling Highland town. Presented in walk-in condition and offered chain free, this property would make an ideal family home or investment opportunity. The accommodation comprise of ground floor: porch, hall, spacious lounge, kitchen/diner, lobby and garage. First floor: landing, 4 bedrooms and a shower room. Externally, the property benefits from front and rear gardens, together with a driveway providing off-road parking and access to the garage. Further benefits include mains gas central heating and double glazed windows and doors. Council Tax Band A and Energy Performance Rating E.

A Home Report and virtual tour are available on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)  
What3Words: ///smashes.photocopy.painted

**Porch 6' 11" x 6' 3" (2.1m x 1.9m)**

Enter the porch via a glazed front door with matching floor to ceiling window. The room is carpeted, neutrally decorated and has similar glazed door and window accessing the hall.

**Hall 7' 10" x 6' 7" (2.4m x 2m)**

A bright and welcoming hall that is carpeted and has doors opening into the lounge, porch and a spacious under stairs cupboard. A staircase goes up to the first floor landing.

**Lounge 15' 9" x 12' 2" (4.8m x 3.7m)**

A large lounge that is neutrally decorated, carpeted and has a window overlooking the front garden. There is a gas fire with back boiler inset a stone fireplace and on a Caithness stone hearth making a cosy feature to the room. Doors access the kitchen/diner and hall.

**Kitchen/Diner 15' 5" x 8' 2" (4.7m x 2.5m)**

A bright, generous kitchen that is neutrally decorated with a vinyl floor and a large window overlooking the rear garden. It has fitted wall and floor kitchen units that are cream with a wood finish worktop and splashback. The integrated appliances are: 4 burner electric hob, overhead extractor hood, tower grill and electric oven. There is plumbing for a washing machine, tumble dryer and space for an under counter fridge, table and 4 chairs. Doors lead to the rear lobby and lounge.

**Rear Lobby 4' 7" x 2' 11" (1.4m x 0.9m)**

A handy rear lobby that has a vinyl floor, neutral decoration and a large built in cupboard. An external half glazed door opens into the rear garden.

**Landing 11' 10" x 6' 3" (3.6m x 1.9m)**

A carpeted staircase leads up to a first floor landing. It has doors accessing the 4 bedrooms and shower room.

**Shower Room 6' 3" x 5' 7" (1.9m x 1.7m)**

A modern styled shower room with a tiled floor, wet wall cladding splashback, heated towel rail and a frosted window. There is a corner shower cubicle with an electric shower which is complemented by a white vanity unit with built in toilet and wash hand basin.

**Bedroom 1 15' 5" x 7' 10" (4.7m x 2.4m)**

A spacious double bedroom that is carpeted with a large window overlooking the front of the property and has 2 built in cupboards with one housing the hot water tank.

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

Another spacious double bedroom with fitted furniture and a large west facing window. Finished with light walls and carpets for a bright and airy feel.

**Bedroom 3**      **12' 2" x 8' 6" (3.7m x 2.6m)**

Another double bedroom with white fitted wardrobes, oatmeal carpet and light coloured walls. The window overlooks the garden and driveway, facing east for good light in the morning and early afternoon.

**Bedroom 4**      **12' 2" x 7' 5" (3.7m x 2.25m)**

The 4th bedroom is single sized and would make a great office or nursery. Floors are carpeted and walls decorated with a light wallpaper.

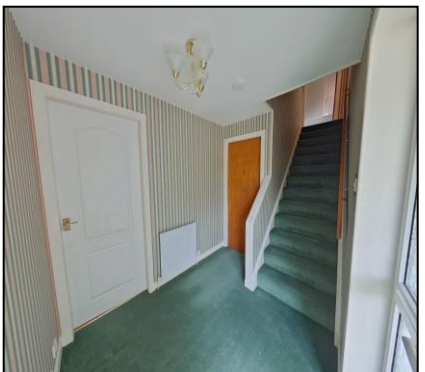
**Garage**      **17' 9" x 7' 10" (5.4m x 2.4m)**

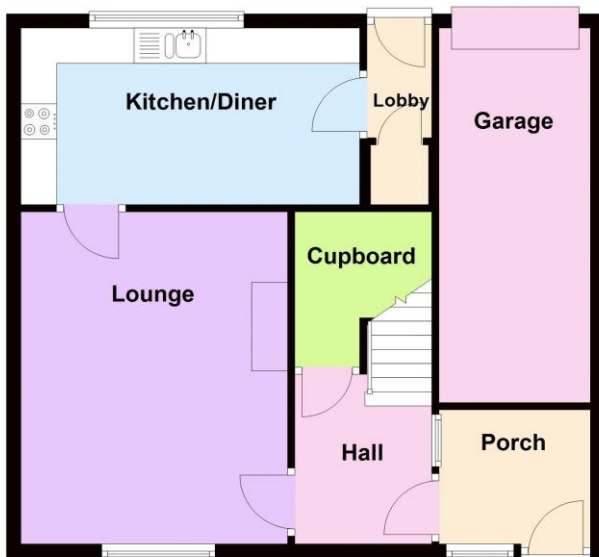
The driveway and garage is accessible from Stainland Drive at the rear of the property. The garage has a well maintained wooden up and over door with functioning lock. There is power with lights and sockets. Although there is no water in the garage, there is an outside tap under the kitchen window.

**Garden**

There is a tarmac driveway long enough for two cars and an enclosed garden which is mainly laid to lawn, a gravelled front area, established shrubs and hedging.

All carpets, curtains and blinds 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](http://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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