



3 Holborn Place Scrabster

**Offers Over
£100,000**



- Oil Heating
- 2 Bedrooms
- Semi-Detached House
- Off Road Parking
- Enclosed Garden
- Village Location

A charming 2 bedroom semi-detached house with a large enclosed garden and off road parking for at least 2 cars. Situated in Scrabster which is only 2 miles from Thurso town centre and less than a mile to Scrabster harbour. The property is being sold with all contents so makes an ideal first property or buy to let proposition. The property consists of an entrance hall, kitchen/diner, 2 bedrooms, shower room, lounge and WC. Oil central heating. Council tax band A and energy performance rating D.

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www.pollardproperty.co.uk what3words ///cement.plodded.belief

**Hall 15' 1" x 6' 3" (4.6m x 1.9m)**

A wood grain uPVC front door leads into the entrance hallway, which is an open plan space incorporating the stairs and access to the lounge, kitchen/diner and WC. The room has a dark wood effect laminate flooring and a fresh coat of paint on the joinery, walls and ceiling.

Lounge 15' 1" x 11' 10" (4.6m x 3.6m)

A spacious lounge with large west facing window allowing plenty of light. There is an electric fire with a decorative blue tiled surround and wooden mantle piece. The carpet is traditionally patterned and the walls and ceiling have been recently painted.

Kitchen/Diner 18' 4" x 7' 7" (5.6m x 2.3m)

The kitchen is a long room with plenty pine coloured fitted units and ample worktop space. There is space for two under counter appliances, and a free standing fridge freezer. A half glazed uPVC back door leads to the enclosed rear garden. The floors are a wood effect laminate which compliments the kitchen cabinets. Walls and ceilings have been freshly decorated in neutral colours.

WC 9' 10" x 2' 11" (3.0m x 0.9m)

The space under the stairs has been cleverly re-designed to include a WC, with the help of a low profile sliding door. There is a toilet and basin with tiled surround. The oil boiler is situated at the far end of the space. Finished with a wood effect flooring and light walls.

Landing 10' 6" x 7' 3" (3.2m x 2.2m)

A large landing with a modern grey carpet and window facing the side of the property. The 2 bedrooms, bathroom, storage cupboard and hot water cupboard is accessed here.

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

A modern suite with quadrant shower, pedestal sink and toilet. There is an electric shower. All fittings are chrome including the taps and shower trim. Walls are covered in a white wetwall, and heating is provided by a modern white towel radiator.

Bedroom 1 11' 6" x 10' 10" (3.5m x 3.3m)

A double bedroom with window over the back garden. Colour schemes are pink and white with pink carpet and curtains and white walls.

Bedroom 2 11' 2" x 9' 10" (3.4m x 3.0m)

Another double bedroom which benefits from a built in double wardrobe. Colour schemes are a light purple and grey. The window overlooks the front garden.

Store 6' 7" x 5' 11" (2.0m x 1.8m)

This room is fairly large and although it is currently used as a store, with the right lighting it could be repurposed to provide a home office space. It is currently lined with shelves and has a vinyl flooring.

Gardens

The rear garden is enclosed and mainly laid to lawn with a wooden shed. It is worth noting that the rear garden benefits from being larger than similar properties in the area. There are a few trees which provides additional privacy. The front garden has a few shrubs but has predominately been converted to a large driveway which will accommodate 2 vehicles.

All contents included in the sale.

Carpets, curtains and blinds throughout.

Lounge: 2 seater leather sofa, 3 seater leather sofa, leather swivel armchair with footstool.

Kitchen: Washing machine, dryer, microwave, upright oven, fridge freezer and table with 4 chairs.

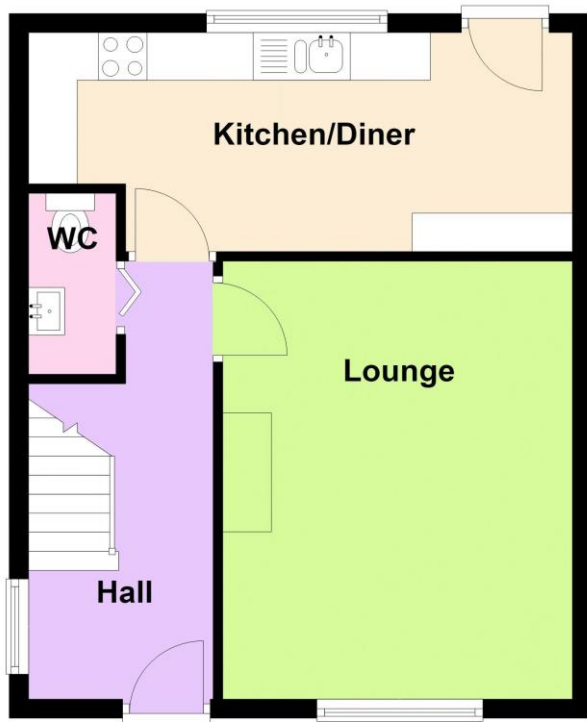
Rear bedroom (Bedroom 1): Selection of matching free-standing wardrobe furniture.

Front bedroom (Bedroom 2): Bookcase

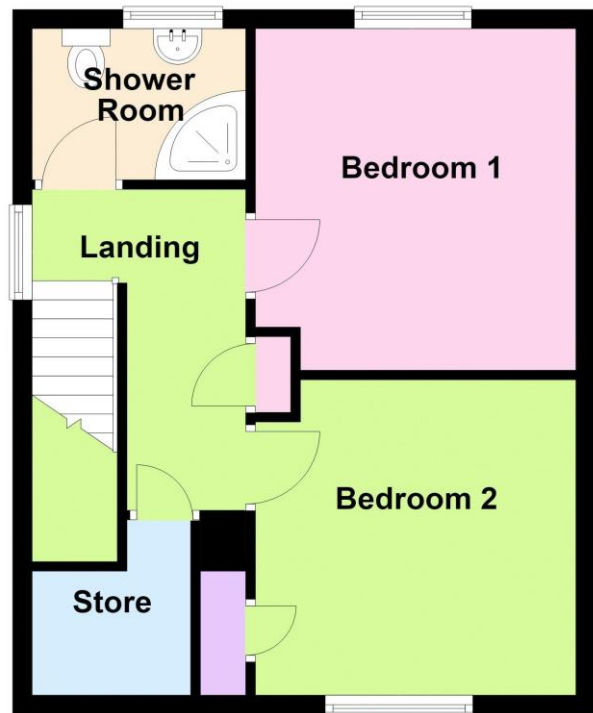




Ground Floor



First Floor



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