

**74
Ironsides Place
Thurso**

**Offers Over
£65,000**



- 2 Bedrooms
- Chain free
- Secure garden
- Mid-terraced house
- Off road parking
- Walk in condition

Chain free 2 bedroom mid-terraced home offering secure gardens and off-road parking, ideally located within the Ormlie estate. The property is conveniently positioned close to local shops, schools, transport links, and medical and dental surgeries.

This walk-in condition home is well laid out. The ground floor comprises an entrance porch, hallway, comfortable lounge, a spacious kitchen/diner, and a rear lobby. On the first floor, there is a landing, modern shower room, and 2 double bedrooms.

An ideal purchase for first-time buyers, downsizers, or investors alike. Electric heating and double glazed throughout.

Energy performance rating: A and council tax band D. Visit www.pollardproperty.co.uk for the home report and 360 virtual tour.

What3words: ///childcare.food.could

**Entrance Porch** **3' 7" x 2' 9" (1.1m x 0.85m)**

Approach the property via a paved path and steps up to the porch door. A half glazed door opens into the porch which is carpeted and has a half glazed door leading into the hall.

Hall **10' 6" x 3' 3" (3.2m x 1m)**

The carpeted hall has stairs leading up to the first floor landing and doors accessing the lounge, kitchen/diner and 2 built in cupboards.

Lounge **13' 1" x 11' 2" (4m x 3.4m)**

A glass panelled door from the hall opens into a spacious lounge that is neutrally decorated and carpeted. It has 2 windows overlooking the front garden and floods the room with natural daylight. Another glass panelled door accesses the kitchen/diner.

Kitchen/Diner **17' 5" x 9' 6" (5.3m x 2.9m)**

A large room that runs along the width of the property and has doors to the hall, lounge and rear lobby. It is neutrally decorated with a laminate floor and 2 windows overlooking the rear of the property. At one end of the room is a built in cupboard and space for a dining area with seating for at least 6 people. The opposite end is a fitted kitchen with wall and floor units that are in a wood style, faux dark grey worktops and tiled splashback. The integrated appliances are: electric oven, 4 burner electric hob and overhead extractor hood. There is space for a fridge freezer and plumbing for a washing machine.

Rear lobby **2' 11" x 2' 11" (0.88m x 0.88m)**

A handy storm porch that has a half glazed internal door to the kitchen/diner and an external door to the rear garden.

Landing **6' 7" x 5' 11" (2m x 1.8m)**

A neutrally decorated landing which is carpeted. It has doors to the shower room, 2 double bedrooms and a cupboard. A ceiling hatch accesses the loft space.

Shower Room **6' 3" x 5' 11" (1.9m x 1.8m)**

A well proportioned room that has a large frosted window and is neutrally decorated. There is a corner shower cubicle with an electric shower and wet wall splashback. This is complemented by a white toilet and wash hand basin that is inset a pine vanity unit.

Bedroom 1 **14' 4" x 9' 10" (4.36m x 3m)**

A large, sunny double bedroom that has 2 windows overlooking the front of the property. It is neutrally decorated, carpeted and has a built in cupboard and along one wall fitted mirrored wardrobes with sliding doors.

Bedroom 2 **11' 2" x 9' 6" (3.4m x 2.9m)**

Another spacious double bedroom that is neutrally decorated and carpeted. It has a window overlooking the garden and has a large built in cupboard.

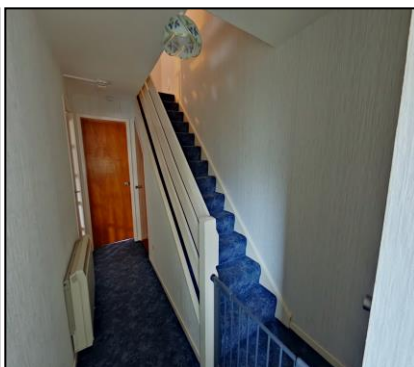
Garden

The rear garden has a wooden fence boundary, a wooden shed and a lawn area. There is a gate opening onto an off road parking space. The front garden has a combination of fence, hedge and wall boundary with a lawn that is divided by a paved path to the front porch door.



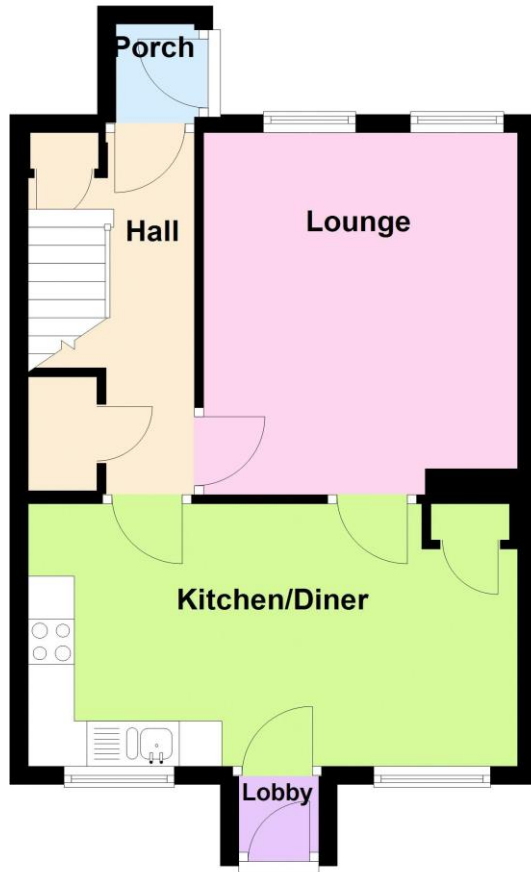
All carpets, curtains and blinds are included in the sale.

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

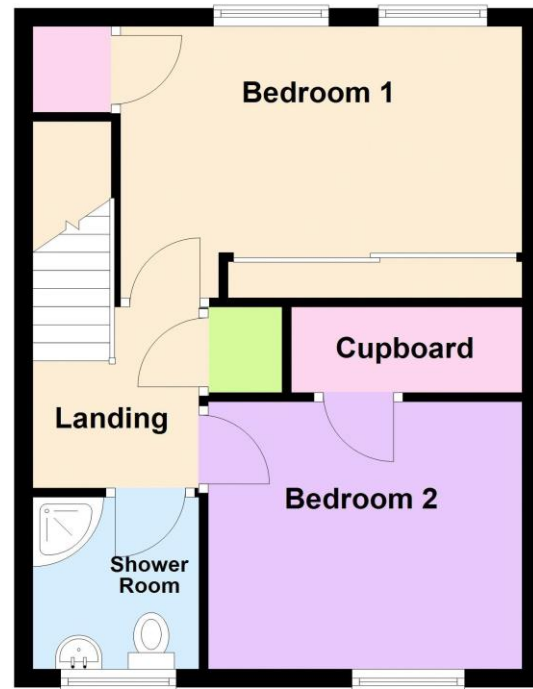




Ground Floor



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.

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