

## 42 Heathfield Road, Thurso



### Offers in the Region of £85,000

A well presented, 3 bedroom semi-detached property in a popular residential area of Thurso. Close to the College, High School, Primary School, doctors and dental surgeries and within easy walking distance of the railway station and town centre. Accommodation comprises of ground floor: porch, hall, lounge, kitchen and first floor: family bathroom and 3 bedrooms. The rear garden is enclosed with sun deck and a block built shed. The front garden is laid to lawn. Gas central heating and double glazing throughout. Viewing recommended. Energy efficiency rating: C

- 3 bedrooms
- Semi-detached house
- Popular residential Thurso area
- Gas central heating
- Double glazed throughout
- Close to local amenities
- Secure rear garden
- Block-built shed with electricity
- Viewing highly recommended
- Energy efficiency rating: C

 Property Sales

 Market  
Valuations

 Pre-Sale  
Consultancy

Pollards Estate and Letting Limited  
Trading as Pollards Estate and Letting  
2 Princes Street  
Thurso  
Caithness  
KW14 7BQ  
Tel: 01847 698242  
E: [info@pollardproperty.co.uk](mailto:info@pollardproperty.co.uk)  
[www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

# Accommodation



Enter the property via a large glazed porch that leads onto the hall. The spacious hall gives access to the kitchen, lounge and stairs leading up to the first floor.

The kitchen is neutrally decorated and has modern fitted wall and floor units with integrated extractor hood, electric hob and oven. There is space for a fridge freezer, washing machine and dishwasher. (These items can be negotiated separately from the sale of the house.) A breakfast bar has seating for at least three people and there is a large built-in cupboard which is an ideal space for a pantry or storage. A large double glazed window gives plenty of light and ventilation to the room and a glazed door again gives light to the kitchen and access out to the rear garden.

The large, light and airy lounge has a window overlooking the front garden and patio doors to the rear garden leading onto a sun deck. The room has fully fitted carpet and is tastefully decorated with a modern electric fire as a focal point. There is space for a three-seater sofa and armchair plus a dining table and seating for a least four people.

The carpeted stairs from the hall lead up to the first floor landing that gives access to the family bathroom, master bedroom and bedroom 2 and bedroom 3.

The family bathroom is fully tiled and has a traditional white porcelain suite hand basin and toilet with a modern walk-in double shower cubicle with electric shower. There is a large frosted double glazed window that allows plenty of light and ventilation into the room.

The neutrally decorated master bedroom is fully carpeted and has a built-in cupboard and a large double glazed window overlooking the rear garden. There is plenty of space for a double bed, bedside tables, dressing table and chest of drawers.

Bedroom 2 is a currently being used as a child's nursery and is a bright, welcoming room with a large window overlooking the front of the property. There is space for a double bed, side table and wardrobe. It has a fitted carpet.

Bedroom 3 is currently being used as a study but there is space for a single bed, side table and chest of drawers. It also has a large window overlooking the front garden and has a fitted carpet.

Outside, the rear garden is fenced and has sections of wooden sun deck, gravel, lawn, clothes drying area, flower beds linked with a garden path. A block built shed with electricity is at the bottom of the garden. There is also an outside tap. A gate leads to the front of the property which is laid to lawn.

All blinds and carpets are included in the sale.

**Entrance Porch:** 3' 5" x 5' 7" (1.03m x 1.69m)

**Hall:** 11' 0" x 6' 11" (3.36m x 2.12m)

**Lounge:** 19' 9" x 10' 10" (6.02m x 3.31m)

**Kitchen:** 12' 6" x 10' 11" (3.82m x 3.34m)

**First Floor Landing:** 9' 11" x 4' 8" (3.02m x 1.43m)

At its longest and widest

**Family Bathroom:** 6' 7" x 6' 1" (2m x 1.86m)

**Master bedroom:** 15' 9" x 8' 4" (4.81m x 2.53m)

**Bedroom 2:** 9' 11" x 9' 11" (3.02m x 3.02m)

At its widest and longest

**Bedroom 3:** 8' 11" x 7' 7" (2.72m x 2.32m)

**Asking Price** in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

**Entry** By arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk)

**Mortgage Information.** Please ring us to discuss your requirements.

**Valuation:** If you would like a **Free**, no obligation valuation and market appraisal on your property please contact Thurso on 01847 698242.

**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 Pollards Estate and Letting Ltd 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.



**Ground Floor**



**First Floor**



2 Princes Street  
Thurso, Caithness  
KW14 7BQ  
Tel: 01847 698242  
Fax: 01847 891887

[info@pollardproperty.co.uk](mailto:info@pollardproperty.co.uk)

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