

13 Grant Avenue, Thurso



Fixed price £125,000

Well-presented two-bedroom bungalow with integral garage, set in good-sized gardens with space to extend (subject to planning consent). Located in a popular area, the property is convenient for all the amenities of Thurso including College, High School and railway station. Accommodation includes vestibule, hall, lounge, kitchen, bathroom, utility, 2 bedrooms and integral garage. Double glazing and oil central heating. Gardens to front, side and rear. Viewings are essential to appreciate the accommodation on offer.

- **2 Bedroom**
- **Well presented**
- **Gardens to front side and rear**
- **Off road parking**
- **Close to local amenities**
- **Oil central heating**
- **Double glazed**
- **Integral garage**
- **Viewings essential**
- **Energy Efficiency Rating: D**

**Pollards**
ESTATE AND LETTING AGENTS

 **Property**

 **Market**

 **Pre-Sale
Consultancy**

Pollards Estate and Letting Limited
Trading as Pollards Estate and Letting Agents
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Accommodation



You enter the property by way of the vestibule with a coats cupboard and tiled floor. A glazed door leads through to the main hallway which gives access to the lounge, kitchen, bathroom, 2 bedrooms and a large storage cupboard. The hallway, lounge and bedrooms are fitted with carpet while the kitchen and utility room has laminate flooring and the bathroom has vinyl flooring.



The lounge has a large window to the rear providing lots of natural light making it a bright spacious room, overlooking the garden.

The spacious kitchen is fitted with modern wall and floor units and has windows to the front and side. It has floor space for a dining table and chairs and fridge freezer. A door gives access to the utility room also fitted with wall and floor units with space for a washing machine and dishwasher. From the utility room, a door leads through to the garage.



The bathroom is fitted with a white WC, wash hand basin and bath with electric shower. A window to the rear provides light and ventilation.

Both bedrooms have built in double wardrobes with cupboards above. Bedroom 1 has a window to the rear while bedroom 2 has a window to the front.



Outside the garage with up and over door has a window to the side and a door to the rear. To the side of the garage there is a large parking area. The garden is laid to lawn with established flowerbeds and wooden shed.

Services: Mains electricity and water. Oil central heating.



Vestibule3' 7" x 3' 5" (1.08m x 1.03m)

Hallway10' 11" x 5' 2" (3.34m x 1.57m)

Kitchen16' 10" x 11' 6" (5.14m x 3.5m)

Utility Room5' 3" x 5' 1" (1.6m x 1.54m)

Lounge16' 11" x 11' 8" (5.16m x 3.56m)

Bathroom8' 1" x 5' 3" (2.47m x 1.59m)

Bedroom 11' 8" x 10' 0" (3.55m x 3.06m)

Bedroom 21' 10" x 7' 11" (3.61m x 2.41m)

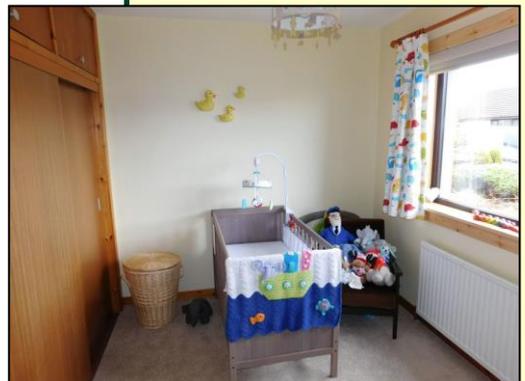
Asking Price in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

Entry By arrangement **For current tax bandings:** www.saa.gov.uk

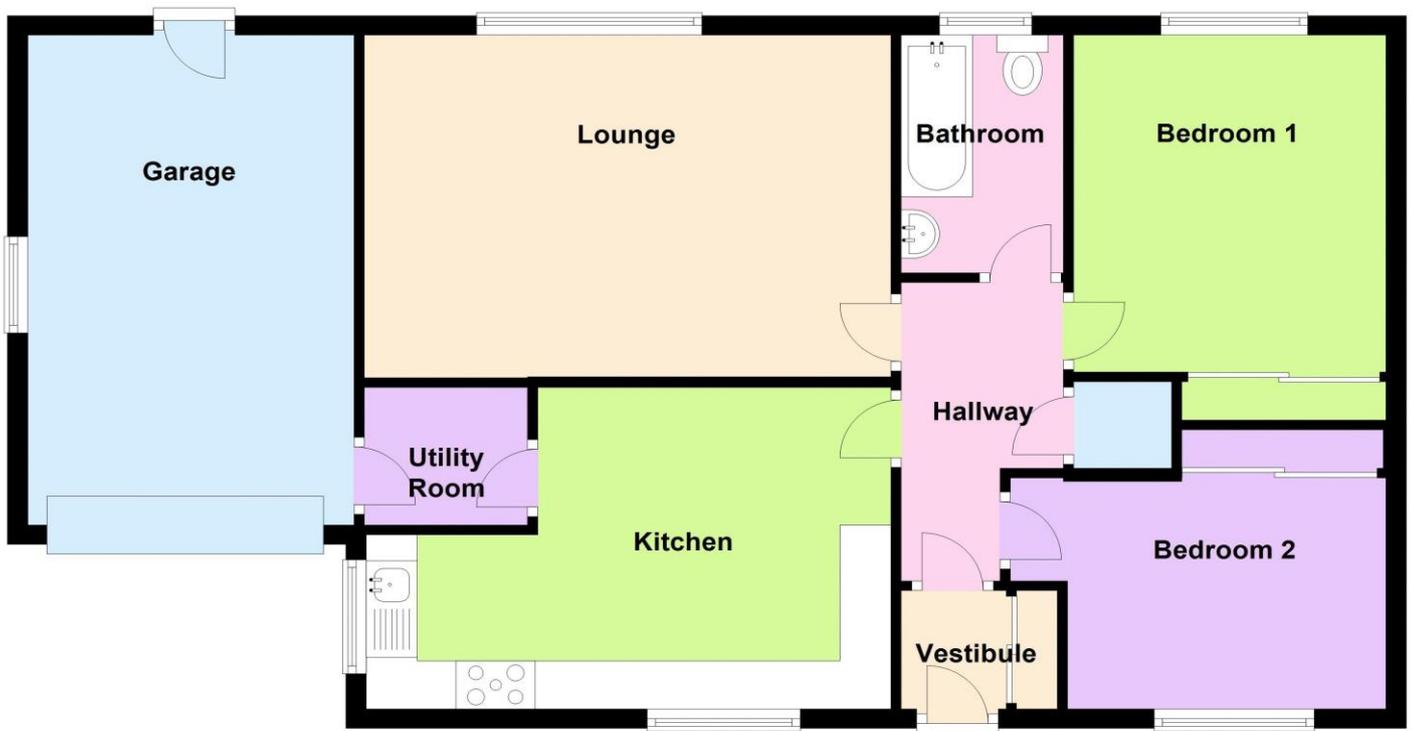
Mortgage Information. Please ring us to discuss your requirements.

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 I & D Pollard 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



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