



**3**  
**Tormsdale Place**  
**Thurso**

**Offers over**  
**£160,000**



- 4 Bedrooms
- River views
- Secure garden
- Semi-detached house
- Detached garage
- Spacious rooms

**A spacious 4 bedroom, semi-detached house with garage and secure rear garden. A substantial property situated in the popular Mount Vernon location and has uninterrupted views of Thurso river and townscape. Easy walking distance to the town, leisure centre, schools, river/coastline, etc.**

**The property's layout on the ground floor: vestibule, hall, wet room, kitchen/diner, lounge/diner and rear lobby. First floor: landing, 4 bedrooms and bathroom. Externally is a block built shed, garden and detached garage. It has oil central heating and is double glazed throughout. Council tax band B and energy performance rating D.**

**A Home Report and virtual tour can be found on our website: [pollardproperty.co.uk](http://pollardproperty.co.uk)  
What3words: ///inhabited.most.crackles**

**Vestibule** **7' 7" x 3' 11" (2.3m x 1.2m)**

Enter via a half glazed front door into a neutrally decorated vestibule. It has a window overlooking the river and an internal door leading into the hall.

**Hall** **10' 6" x 3' 11" (3.2m x 1.2m)**

The bright hallway has a vinyl floor and neutrally decorated walls. Doors open into the wet room, lounge/diner, kitchen/diner and an under stairs cupboard. Carpeted stairs lead up to the first floor landing and a large window floods the area with natural light.

**Wet Room** **8' 2" x 5' 7" (2.5m x 1.7m)**

A spacious wet room with anti-slip flooring and wet wall on all the walls. It has an electric shower, toilet and wash hand basin. High letterbox windows and a wall extractor fan provides ventilation to the room and a chrome heated towel rail is beside the door.

**Lounge/Diner** **21' 8" x 12' 6" (6.6m x 3.8m)**

A spacious room that runs across the property from front to back. It has windows overlooking the rear and front gardens making it a bright and welcoming space. It is carpeted and has ample room for a lounge area and a dining table with seating for at least 6 people. A retro serving hatch opens into the kitchen/diner.

**Kitchen/Diner** **13' 9" x 10' 10" (4.2m x 3.3m)**

The large kitchen/diner has a vinyl tiled floor, a large window overlooking the rear garden and frosted glass doors to the rear lobby and hallway. There is a fitted kitchen with wall and floor units in wood style, faux marble worktops and tiled splashback. The retro serving hatch opens into the lounge/diner. The integrated appliances are: electric oven, electric grill, electric ceramic 4 burner hob, deep fat fryer, freezer, fridge and extractor hood. There is space for a table and seating for 4 people.

**Rear Lobby** **7' 10" x 2' 11" (2.4m x 0.9m)**

A handy area for coats and boots. There is a built in cupboard, high letterbox windows and a half glazed, external rear door to the garden and an internal glazed door to the kitchen/diner.

**Landing** **11' 6" x 8' 2" (3.5m x 2.5m)**

The carpeted landing is flooded with natural light from a window overlooking the front of the property. There are doors opening into the bathroom, 4 bedrooms and a cupboard. A ceiling hatch accesses the loft space.

**Bathroom** **9' 10" x 5' 3" (3m x 1.6m)**

The modern bathroom has wet wall on all the walls, laminate flooring and high letterbox windows. There is a white P-shaped bath with an electric shower and glass shower screen. A white toilet and a wash hand basin inset a vanity unit completes the suite. A chrome heated towel rail complements the central heating.

**Bedroom 1** **12' 6" x 8' 6" (3.8m x 2.6m)**

A spacious, carpeted double bedroom with a large window that has an elevated view of Thurso river, the town and the Orkney Islands.

**Bedroom 2** **12' 10" x 9' 2" (3.9m x 2.8m)**

A large, carpeted double bedroom with a picture window overlooking the rear garden.

**Bedroom 3** **9' 10" x 8' 2" (3m x 2.5m)**

A carpeted, single bedroom with a window overlooking the rear garden.

**Bedroom 4** **11' 6" x 8' 6" (3.5m x 2.6m)**

A carpeted, double bedroom with a window overlooking side of the property and Thurso river.

**Shed**                      **8' 10" x 5' 11" (2.7m x 1.8m)**

Off from the rear lobby is a block built shed across the covered outside passageway.

**Garage**                      **17' 9" x 9' 2" (5.4m x 2.8m)**

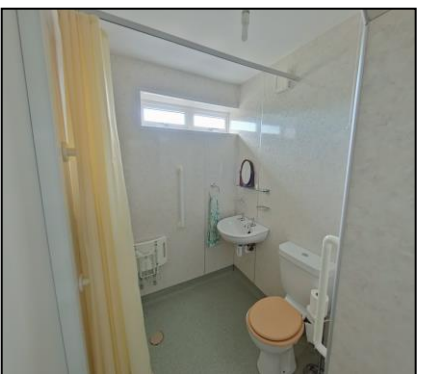
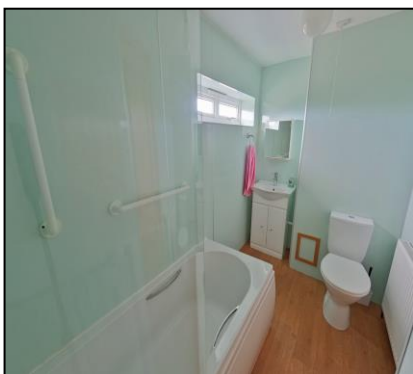
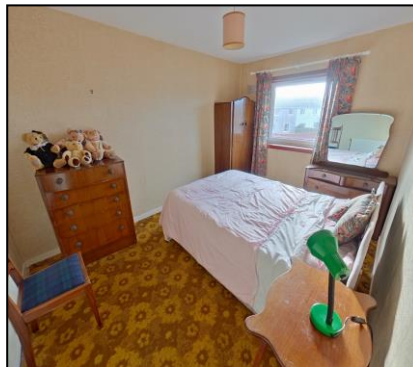
The detached garage is accessed at the rear of the property and has a window overlooking the side of the property.

**Garden**

The front garden is open plan and has views of the river, Thurso town and the Orkney Islands. The rear garden is enclosed by a combination of hedge/block wall and fencing. It is mainly laid to lawn with a paved path to the rear door and garden gate accessing the garage entrance. There is a gravelled patio, drying area and established shrubs.

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

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







Total area: approx. 132.7 sq. metres (1428.4 sq. feet)

**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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