



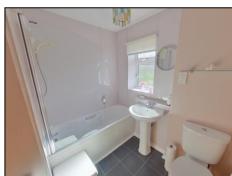
# 11 **Rockwell Terrace Thurso**

**Offers Over** £140,000









- 3 Bedrooms
- Semi-detached house
- Uninterrupted sea views
- Walk-in condition
- Spacious lounge/diner
- **Popular location**

\*\* £25,000 below Home Report valuation \*\*

Located in the popular Pennyland area of Thurso. A semi-detached, 3 bedroom house that boasts fantastic uninterrupted views of Scrabster, Dunnet Head and across the Pentland Firth to Orkney. This property was previously 4 bedrooms but could easily be converted back. Close to local schools, bus and train routes, GP surgeries and other amenities.

The ground floor includes: porch, hall, lounge/diner, kitchen/diner, WC and utility room. First floor: 3 (potentially 4) bedrooms, landing and a bathroom. Electric storage heating, uPVC double glazing. EPC rating D and Council Tax band B.

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# Porch 3' 3" x 2' 11" (1m x 0.9m)

The entrance is via a white uPVC door into a small porch with neutral décor and a wood effect laminate floor. A glazed door leads into the hall.

# Hall 12' 10" x 5' 3" (3.9m x 1.6m)

The hall is a large open space finished with light coloured walls and wood effect laminate flooring. There are two large storage cupboards and doors leading to the kitchen/diner, lounge/diner, WC. The carpeted staircase has a large window overlooking the bay out to Scrabster harbour and the Orkney isles beyond.

# Lounge/Diner 20' 4" x 14' 1" (6.2m x 4.3m)

The same wood effect flooring extends into the lounge. The room has a large airy feel due to the dual windows (north and south facing), light walls and pine skirting boards, facings and doors.

# Kitchen/Diner 14' 1" x 9' 6" (4.3m x 2.9m)

The kitchen/diner has large windows overlooking the rear and a side of the property – this combined with the light laminate flooring and pale kitchen units makes the room feel spacious and bright. There is a white sink with half bowl and drainer, an integrated electric 4 burner hob, extractor hood, oven and dishwasher. The light grey worktops/tiled splashback complement the room with an area for an under-counter fridge and freezer. To one side of the kitchen is space to allow for a table and seating for at least 6 people.

# Rear Lobby/Utility 5' 3" x 3' 7" (1.6m x 1.1m)

The rear lobby has been designed to allow plumbing for a washing machine and tumble dryer. This room can also be used as a boot room.

# WC 6' 7" x 2' 11" (2m x 0.9m)

The WC is located adjacent to the front porch. It has a frosted window, laminate flooring and a white toilet.

# Landing 6' 3" x 6' 11" (1.9m x 2.1m)

The carpeted stairs go up to a large square landing with access to the 3 bedrooms, bathroom and airing cupboard. The stairwell has a large window overlooking the Pentland Firth and makes the area bright and cheery. A ceiling hatch opens into the loft space.

#### **Bedroom 1**

# /Dressing Room 20' 0" x 9' 6" (6.1m x 2.9m)

Originally 2 bedrooms, this space is now a large double bedroom leading into a dressing room via an archway. It is carpeted with neutral decoration and has windows overlooking the side and rear gardens flooding the room with natural daylight. This room could easily be converted back to 2 rooms.

# Bedroom 2 12' 6" x 10' 6" (3.8m x 3.2m)

A well proportioned double bedroom with wood effect laminate flooring, neutral decoration and a large window overlooking the rear garden.

# Bedroom 3 12' 6" x 9' 6" (3.8m x 2.9m)

This double bedroom has a window overlooking the front of the house and uninterrupted views of Scrabster harbour, the Pentland Firth and Orkney Islands. The decoration is neutral with wood effect laminate flooring.





# Bathroom 7' 3" x 6' 11" (2.2m x 2.1m)

The bathroom has a white bath, toilet and pedestal wash hand basin with a white wet wall splashback. Above the bath is an electric shower and beside the wash hand basin is a shaver socket. There is a frosted window which allows light and ventilation to this well presented room.

#### **Gardens**

Outside the rear lobby/utility is a stone built shed/workshop with a window. The rear garden has a patio along the width of the house with steps going up to the lawn via a paved path. There are established shrubs and flower borders making the garden low maintenance. The front garden has an open plan lawned area with a paved path leading to the front door and side garden gate.

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

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

















# Ground Floor

# Utility Kitchen/Diner Lounge/Diner WC Porch

First Floor Approx. 54.6 sq. metres (587.3 sq. feet



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

Asking Price in Scottish Legal Form to Pollard Property. Viewing by appointment through Pollard Property, call 01847 894141. Entry by arrangement tax bandings: <a href="https://www.saa.gov.uk">www.saa.gov.uk</a> 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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