

**11
Rockwell Terrace
Thurso**

**Offers Over
£140,000**



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

Visit www.pollardproperty.co.uk for the home report and 360 virtual tour. what3words: [///idealists.closed.venue](https://www.what3words.com/idealists-closed-venue)

**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

Approx. 53.9 sq. metres (580.6 sq. feet)



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. **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.

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 Pollard Property 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.