



**4
St Clair Court
Thurso**

**Offers Over
£86,000**



- 2 Bedrooms
- Walk in condition
- Large shed
- Semi-detached house
- Village location
- Off road parking

A smart 2 bedroom, semi-detached house with off road parking in the bustling village of Castletown. It is neutrally decorated and ready to move into with a secure rear garden that has a large shed. Within walking distance to shops, restaurants, bars, doctor's surgery, primary school, bus stops and the beautiful Dunnet Bay beach. Only 5 miles from Thurso town centre to enjoy more shops, bars, High School, College, leisure centre, etc.

The property layout on the ground floor is: vestibule, lounge, kitchen/diner and rear lobby. First floor: landing, bathroom and 2 double bedrooms. Double glazed and oil central heated throughout.

Council tax band A and EPC rating D. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///mailings.prefix.wider

**Vestibule** **5' 11" x 2' 11" (1.8m x 0.9m)**

Enter via a half glazed front door with matching side panel into the wide vestibule. It is neutrally decorated with a carpet and an etched glass panelled internal door opening into the hall.

Hall **9' 10" x 3' 3" (3m x 1m)**

The sunny hall is carpeted and neutrally decorated. There is a staircase going up to the first floor landing and doors opening into the lounge and kitchen/diner. A space beneath the staircase could be utilised as storage or a mini study.

Lounge **13' 1" x 11' 10" (4m x 3.6m)**

Enter the lounge via an etched glass door that is the same style as the doors accessing the vestibule and kitchen/diner. The room is neutrally decorated with a fitted carpet and a large window overlooking the front of the property. There is a Caithness stone hearth with an electric style wood burning stove and shelved alcoves either side.

Kitchen/Diner **13' 5" x 7' 10" (4.1m x 2.4m)**

The modern kitchen/diner has a vinyl floor, a large window overlooking the rear garden and an etched glass panelled door accessing the lobby. The modern fitted kitchen has floor and wall units in wood finish and a dark grey faux marble worktop. It has an integrated electric oven, a 4 burner ceramic hob with an overhead extractor fan. There is plumbing for a washing machine and dishwasher and space for a fridge freezer.

Lobby **4' 7" x 4' 3" (1.4m x 1.3m)**

This handy lobby has an open cupboard that houses the hot water tank. There is a half glazed external door to the rear garden.

Landing **6' 7" x 3' 11" (2m x 1.2m)**

The landing is carpeted, neutrally decorated and has a window overlooking the side of the property. Doors open into the bathroom and 2 double bedrooms. There is a ceiling hatch accessing the large loft space that has a loft ladder and is floored.

Bathroom **6' 7" x 5' 11" (2m x 1.8m)**

A well proportioned bathroom that has a white toilet, wash hand basin that is inset a vanity unit and a bath with a wet wall splashback, electric shower and glass shower screen. The room is neutrally decorated with a tiled floor, ceiling extractor fan and frosted window.

Bedroom 1 **14' 9" x 8' 2" (4.5m x 2.5m)**

A spacious double bedroom that is carpeted, neutrally decorated and has a large window overlooking the front garden. There is a single built in cupboard and a built in double wardrobe with wooden sliding doors.

Bedroom 2 **11' 6" x 10' 2" (3.5m x 3.1m)**

A well proportioned double bedroom that is carpeted and has a big window with views of the rear garden. There is a built in single cupboard.

Shed **12' 6" x 9' 10" (3.8m x 3m)**

This is a multi-functional space with a large window that floods the room with natural daylight.

Garden

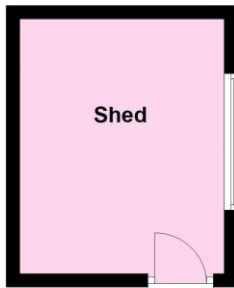
The rear garden has a block wall boundary and a gate opening to the side of the property. There is a mono-block path to the rear door and large shed and at the back of the garden is a patio. The rest of the garden is laid to lawn. The front garden has a herring-bone designed mono-block drive.

All carpets and electric fire are included in the sale.

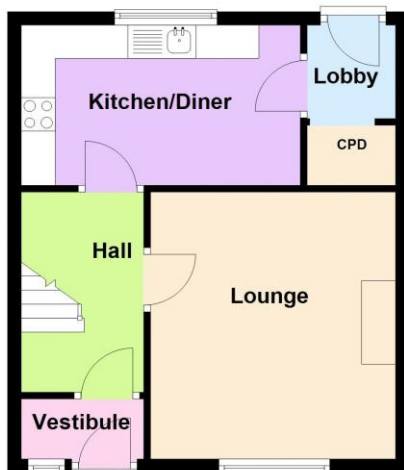
Please call Pollard Property on 01847 89414 to arrange a viewing.



Ground Floor



First Floor



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.

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