



**8**  
**Springpark Terrace**  
**Thurso**

**Offers Over**  
**£89,000**



- **3 Bedrooms**
- **Large rear garden**
- **Close to town**
- **Semi-detached house**
- **Ideal first time buy**
- **Elevated position**

**\*\* £5,000 below Home Report valuation \*\***

**A spacious 3 bedroom, semi-detached property in Thurso with a large low maintenance garden. A high elevation position that gives excellent views of Thurso and partial view of Thurso harbour. Within walking distance of Thurso town centre, schools and amenities.**

**The property comprises hall, lounge/diner, kitchen, downstairs bathroom and 3 bedrooms. Gas central heating and double glazed throughout. Council tax band B and energy efficiency rating D.**

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

**Porch**                    **3' 11" x 3' 7" (1.2m x 1.1m)**

Approach the property via a set of steps to the front door. The glazed door opens into the porch has a quarry tile floor and neutral decoration. A 15 panelled glass door opens into the hall.

**Hall**                        **15' 1" x 6' 8" (4.6m x 2.04m)**

The hall has a laminated floor and accesses the lounge/diner, kitchen, bathroom and stairs to the first floor landing. The space under the stairs has storage and wall coat hooks.

**Lounge/Diner**            **17' 1" x 11' 6" (5.2m x 3.5m)**

The large lounge/diner has similar laminate flooring as the hall, is neutrally decorated and 3 double glazed windows overlooking the front of the property making this room very bright and airy. A gas fire with pebble effect (disconnected) is set within a wood and tile fire surround and Caithness stone hearth and there is an archway opening into the kitchen. There is space a table and seating for at least 4 people.

**Kitchen**                    **16' 9" x 8' 10" (5.1m x 2.7m)**

The kitchen has a vinyl floor and 2 double glazed windows with roller blinds overlooking the large rear garden. The room has modern kitchen floor and wall units in a wood style with dark grey worktops and tile splashback. The units incorporate an integrated fridge, space for a standalone electric cooker and plumbing for a washing machine. There is a panelled door opening into the hall and an external half glazed door out to the rear garden.

**Bathroom**                **6' 11" x 5' 3" (2.1m x 1.6m)**

The downstairs bathroom is neutrally decorated and has a vinyl floor and wet wall around the toilet, bath/shower and hand basin. There is a modern white porcelain suite comprising of toilet, bath and wash hand basin. A mains shower is over the bath and has a fixed shower screen. The frosted window allows light and ventilation to this room.

**Landing**                    **8' 6" x 3' 3" (2.6m x 1m)**

The L-shaped landing, carpeted gives access to the 3 bedrooms and a storage cupboard. A ceiling hatch opens into the loft space. A window overlooking the side of the property floods the area with natural light.

**Bedroom 1**                **11' 10" x 5' 7" (3.6m x 1.7m)**

A spacious double bedroom that is carpeted and has a window overlooking the rear garden. There is a built in double wardrobe with wooden sliding doors.

**Bedroom 2**                **14' 9" x 8' 6" (4.5m x 2.6m)**

Another bright, carpeted double bedroom. It has a window overlooking the front of the property and partial views of the sea. There is a built in storage cupboard.

**Bedroom 3**                **12' 0" x 10' 4" (3.67m x 3.14m)**

A single bedroom that is carpeted with a window overlooking the rear garden. There is a built in storage cupboard.

**Garden**

Outside is a large rear garden that has a fence boundary, wooden decking with steps going down into the garden. There is a wooded shed, a lawn and a path going around to the front of the property. The front garden is terraced and is laid to lawn.

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

Please call Pollard Property on 01847 894141 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](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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