



**28  
Wolfburn Road  
Thurso**

**Offers in the  
Region of  
£170,000**



- **3 Bedrooms**
- **Detached garage**
- **Rural views**
- **Semi-detached bungalow**
- **Quiet location**
- **Sought after area**

A chance to purchase a smart 3 bedroom, semi-detached bungalow with a detached garage. Situated in the popular West Gills area of Scrabster, the property benefits from rural views and close transport connections to the Orkney Islands. Being at the end of a quiet cul-de-sac ensures peace and privacy, while still being conveniently located just a mile from Thurso town centre. Given its location and features, the property holds good potential both as a comfortable residence and potentially as an investment property.

The property comprises of a vestibule, hall, lounge, kitchen/diner, bathroom and 3 bedrooms with one having a shower en-suite. Double glazed and electric central heating throughout. Council tax band C and EPC rating E.

For a Home Report and the 360 tour, please go to our website: [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)  
What3words: ///producing.flattered.castle

**Vestibule**      **4' 7" x 3' 7" (1.4m x 1.1m)**

Enter via the side of the property. There is an open porch with steps up to the front door. This half glazed front door opens into the vestibule and a 15 panelled internal glass door leads into the L-shaped hall.

**Hall**      **13' 3" x 10' 2" (4.05m x 3.1m)**

It is neutrally decorated and carpeted with doors leading to the vestibule, bathroom, lounge, kitchen/diner, 3 bedrooms and a hall cupboard. There is a ceiling hatch accessing the loft space.

**Bathroom**      **9' 10" x 6' 3" (3m x 1.9m)**

A neutrally decorated bathroom with a white suite of toilet, bath and pedestal wash hand basin. The room has a frosted window, tiled floor and partially tiled walls contributing as a splashback. The bath has dual taps and shower attachment and a folding glass shower screen. A ceiling extractor fan provides additional ventilation and a wall mounted electric fan heater completes the room.

**Lounge**      **17' 5" x 12' 6" (5.3m x 3.8m)**

Glass panelled French doors open from the hall into the spacious, carpeted lounge. The large bay window floods the room with natural light that has a polished stone fireplace with inset electric flame effect fire.

**Kitchen/Diner**      **15' 1" x 12' 6" (4.6m x 3.8m)**

A well proportioned room that has a tiled floor, a window and half glazed external door that look out to the rear garden. There are wall and floor kitchen units in a white finish with complementing dark worktops and a white tiled splashback. The integrated appliances are an electric double oven, 4 burner ceramic hob and overhead extractor fan. The kitchen accommodates plumbing for a washing machine, a slimline dishwasher and space for a fridge freezer and a table plus 4 chairs.

**Bedroom 1**      **13' 9" x 9' 6" (4.2m x 2.9m)**

A spacious double bedroom that is carpeted and neutrally decorated. It has a large window overlooking the front of the property and a built in double wardrobe with mirrored sliding doors. A door opens into the shower en-suite.

**En-suite**      **9' 6" x 3' 9" (2.9m x 1.15m)**

An internal shower en-suite that is neutrally decorated with partial tiled walls/splashback and carpeted. There is a built in shower with tiled splashback and an electric shower, white toilet and pedestal wash hand basin. In addition is a ceiling extractor fan, wall mounted electric fan heater, wall shaver socket and chrome heated towel rail.

**Bedroom 2**      **10' 10" x 9' 10" (3.3m x 3m)**

A neutrally decorated double bedroom with a laminate floor and a large window overlooking the rear of the property.

**Bedroom 3**      **10' 10" x 10' 2" (3.3m x 3.1m)**

Another attractive, neutrally decorated bedroom which is carpeted and has a built in double wardrobe with mirrored sliding doors. A large window overlooks the rear garden and floods the room with natural daylight.

**Garage**                      **25' 3" x 12' 2" (7.7m x 3.7m)**

A detached single garage with a manual up and over door, 2 windows and a single door out into the rear garden. There is a space for a workbench and has and electricity supply.

**Garden**

The rear garden has a ranch fence boundary, a gentle paved ramp to the rear door and a path to the garage side door and front door. It is low maintenance with a gravel area, a drying area and outside tap. To the side is a tarmacked driveway for off road parking and an open plan front garden that is laid to lawn. The garden has excellent views of the surrounding countryside.

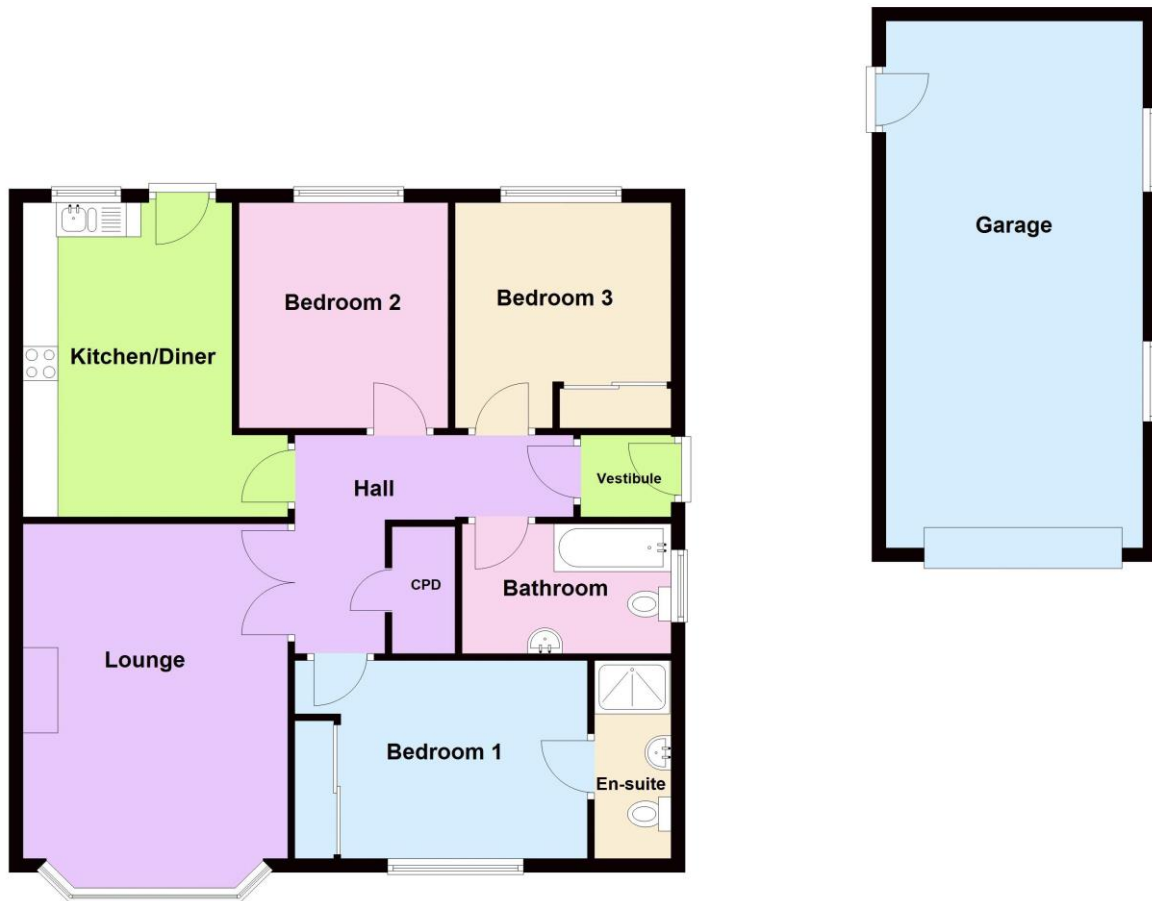
All carpets, curtains and blinds are included in the sale.

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





## Ground 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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