



**3
Hoy Terrace
Thurso**

**Offers in the
Region of
£165,000**



- 3 Bedrooms
- Sea views
- Secure rear garden
- Semi-detached house
- Chain free
- Integrated garage

This semi-detached 3-bedroom house in Pennyland, Thurso, offers stunning views of Scrabster, Dunnet Head, and the Pentland Firth towards Orkney. Situated in a popular area, it's conveniently close to local schools, bus and train routes, GP surgeries, and other amenities, making it an ideal choice for families or those seeking convenience and beautiful views.

The property comprises on the ground floor: vestibule, hall, lounge/diner, kitchen/diner, utility room, store, integral garage. First floor: landing, bathroom and 3 bedrooms.

The property has electric storage heating but there is a possibility of linking to mains gas from the street. The uPVC double glazed windows were installed in 2022. EPC rating D and Council Tax band B.

Visit www.pollardproperty.co.uk for the home report and 360 virtual tour.

What3words: ///tight.driver.wired

**Vestibule** **3' 7" x 3' 3" (1.1m x 1m)**

Approach the property via a block paved driveway to an open porch to the glazed front door. This opens into the vestibule that has a frosted glass panelled internal door opening into the hall.

Hall **9' 10" x 7' 7" (3m x 2.3m)**

The well proportioned hall is carpeted and has a window overlooking the side of the property. There are glass panelled doors opening into the kitchen/diner, lounge/diner and a large under stairs cupboard.

Lounge/Diner **22' 0" x 11' 6" (6.7m x 3.5m)**

A very spacious, bright lounge/diner that runs the length of the property. It has a dual aspect with the front window benefiting from stunning views of fields, sea, Orkney Islands, Scrabster harbour, Holburn Head and Dunnet Head. The rear window overlooks the private, secure rear garden. The room is carpeted and has a redundant kitchen serving hatch which could be reopened if desired.

Kitchen/Diner **11' 10" x 10' 6" (3.6m x 3.2m)**

Another bright room taking in the view of the south facing rear garden. The large kitchen has a cushion vinyl floor and fitted wall and floor units. These have a wood design and faux grey marble worktops with a mock tiled splashback. There is a plinth heater that is operated by a remote control and a standalone electric cooker that is included in the sale. A door opens into the utility room.

Utility Room **6' 11" x 4' 11" (2.1m x 1.5m)**

A handy room that has a window, external glazed door to the rear garden and internal doors to the store and kitchen/diner. There is plumbing for a washing machine and tumble dryer.

Store **8' 2" x 6' 7" (2.5m x 2m)**

A multi-functional room with an electricity supply that has a door to the front of the property and high window.

Landing **11' 6" x 2' 11" (3.5m x 0.9m)**

The carpeted landing has a window overlooking the side of the property and floods the space with natural light. There are pine panelled doors that access the bathroom, 3 bedrooms and storage cupboard that contains the hot water tank. A ceiling hatch opens into the loft space.

Bathroom **7' 10" x 5' 3" (2.4m x 1.6m)**

A well proportioned room with a frosted window, cushion vinyl flooring, electric heated towel rail and a high-level fan heater. There is a high flow "venturi" shower over a white bath with wet wall splashback. Under the window is a white wash hand basin inset a vanity unit with faux grey marble worktop and tiled splashback. Beside this is the white toilet.

Bedroom 1 **13' 9" x 8' 2" (4.2m x 2.5m)**

A spacious double bedroom that is carpeted and has a conventional panel heater. There is a large window overlooking the rear of the property which floods the room with natural daylight.

Bedroom 2 **13' 1" x 9' 10" (4m x 3m)**

Another large double bedroom that is carpeted and has a conventional panel heater. The picture window overlooks the front of the property and takes full advantage of the stunning view of the Pentland Firth, Scrabster harbour and the Orkney Islands.

Bedroom 3 **9' 10" x 9' 0" (3m x 2.75m)**

A carpeted, single bedroom that has a built in cupboard and a conventional panel heater. A large window overlooks the front of the property and has the same excellent views as Bedroom 2.

Garage/Workshop **17' 5" x 8' 10" (5.3m x 2.7m)**

The garage/workshop can be accessed by a manual up and over door and a single side door from the rear garden. A window is at the back of the garage where there is a workbench below. The room has electricity and a water supply.

Garden

The utility room opens onto a paved patio that has a covered area over the garage door access. This sun trap area has views of the terraced garden that has a lawn and established flower beds and shrubs. The front garden is open plan, laid to lawn with a block driveway.

All carpets, curtains, blinds and standalone cooker 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 **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.