



**45  
Heathfield Road  
Thurso**

**Offers over  
£115,000**



- 3 Bedrooms
- End terraced house
- Secure rear garden
- Close to schools
- Popular area
- Sea views

A charming 3 bedroom, end of terrace house in a sought after location. This property is in a slightly elevated position which allows sea views and all the rooms are flooded with natural daylight. There is a secure rear garden and a facility to park behind the property. Close to the local schools and college, transport links, doctor/dental surgeries, etc.

The ground floor consists of a porch, hall, lounge, kitchen/diner. First floor: landing, shower room and 3 bedrooms. The garden has a block built shed with a power supply. Mains gas centrally heated and double glazed 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](http://www.pollardproperty.co.uk)

What3words: ///improves.shook.wizard

**Porch 4' 11" x 2' 11" (1.5m x 0.9m)**

Approach the property via a few steps and along a path to the porch door. The half glazed, stained glass door opens into a handy porch that has a laminate floor and a fully glazed inner door to the hall.

**Hall 9' 2" x 6' 11" (2.8m x 2.1m)**

The wide hall is neutrally decorated with laminate flooring and has a built in cupboard. The room is naturally lit by a window overlooking the side of the property and has borrowed light from glass panelled doors to the porch, lounge and kitchen/diner. A carpeted staircase goes up to the first floor landing.

**Lounge 19' 8" x 10' 10" (6m x 3.3m)**

The spacious lounge runs along the length of the house with dual windows that bathe the room with natural daylight. The rear window has partial views of the sea. The lounge is neutrally decorated, carpeted and has a fireplace with an inset gas fire with back boiler.

**Kitchen/Diner 12' 6" x 10' 10" (3.8m x 3.3m)**

A large, bright kitchen that has laminate flooring, a tongue and groove ceiling, a window overlooking the rear garden and an external half glazed door opening out to the side of the property. There are floor and wall kitchen units in a faux wood finish with matching worktops and white/patterned tiled splashback. There is an integrated gas 4 burner hob, overhead extractor fan and an electric oven. Plumbing for a dishwasher and space for a fridge freezer.

**Landing 11' 10" x 3' 3" (3.6m x 1m)**

The carpeted stairs and landing are flooded with natural daylight with windows overlooking the side of the property. Doors open into the 3 bedrooms and shower room with a hatch in the ceiling accessing the loft space.

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

A well proportioned room that has a ceramic tiled floor, partial tiled walls and a frosted window. There is a white toilet, wash hand basin and corner shower cubicle with an electric shower and tiled splashback. A heated towel rail and ceiling extractor fan complete the room.

**Bedroom 1 15' 9" x 8' 2" (4.8m x 2.5m)**

A spacious double bedroom which is carpeted and stylishly decorated. A large window overlooks the rear of the property and has views of the Pentland Firth. A built in cupboard houses the hot water tank.

**Bedroom 2 9' 10" x 8' 6" (3m x 2.6m)**

Another sunny, double bedroom. It is well proportioned and is carpeted with a large window overlooking the front garden.

**Bedroom 3 8' 10" x 7' 10" (2.7m x 2.4m)**

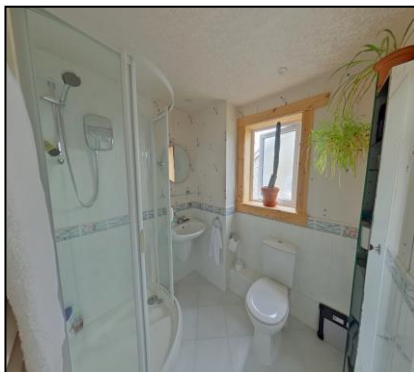
A bright, single bedroom that is currently being used as an office. It is carpeted with modern decoration and a built in double cupboard. A big window overlooks the front of the property.

**Garden**

The rear garden has a block built shed that has electricity and plumbing for a washing machine and chest freezer. A small metal storage shed is behind the block built one. The garden has a fence boundary and paved paths, lawn and flower borders with established shrubs. The side gate opens into the front garden that is laid to lawn and open plan.

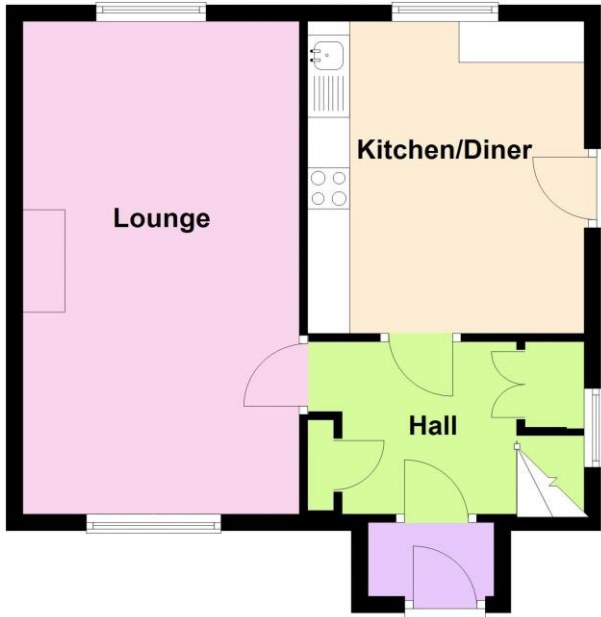
All carpets, curtains and blinds are included in the sale.

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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