



**9
Smith Terrace
Thurso**

**Offers Over
£76,000**



- 3 Bedrooms
- Sea views
- Town location
- Ground floor maisonette
- Garden
- Walk in condition

A delightful ground floor maisonette, boasting 3 spacious bedrooms plus front and rear gardens. Situated perfectly to offer stunning sea views, this residence is just a leisurely stroll away from both the beach and the bustling town centre. The interior exudes a sense of modern comfort whilst maintaining its cosy charm.

The property's layout is: vestibule, hall, lounge, kitchen/diner, lobby, shower room and 3 bedrooms. Double glazed and mains gas central heating throughout.

This property is on the famous North Coast 500 route and would be ideal for a holiday home, Air B&B as well as a family home.

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: ///jingles.driftwood.charted

**Vestibule** **4' 3" x 3' 3" (1.3m x 1m)**

Enter via the side of the property into an inviting vestibule. This has a vinyl floor, cloakroom and a decorative half glazed internal door opening into the hall.

Hall **17' 5" x 3' 3" (5.3m x 1m)**

The hall has a vinyl floor, neutral decoration and doors opening into the vestibule, lounge, kitchen/diner, shower room, 3 bedrooms and built in cupboard.

Lounge **13' 9" x 12' 6" (4.2m x 3.8m)**

A spacious room that is bathed in natural daylight by a large bay window which has a padded window seat with built in storage cupboards underneath. The window takes full advantage of the stunning views of the coastline and Orkney Islands. The lounge is neutrally decorated, carpeted and has a shelved recessed alcove and Caithness stone hearth with oak mantel. (The electric fire is not included in the sale.)

Kitchen/Diner **9' 6" x 8' 10" (2.9m x 2.7m)**

A modern country style kitchen/diner with a vinyl floor, neutral decoration, a window overlooking the rear garden and doors to the hall and rear lobby. There are floor and wall kitchen units with faux wooden worktops and Metro tiled splashback. It has an integrated 4 burner gas hob and electric oven with plumbing for a washing machine and space for a fridge freezer, table and 2 chairs.

Rear Lobby **7' 3" x 4' 11" (2.2m x 1.5m)**

This handy room has 2 built in cupboards with one housing the gas boiler. A half glazed rear door opens into the garden.

Shower Room **6' 7" x 5' 3" (2m x 1.6m)**

A well proportioned room with a vinyl floor, neutral decoration and a frosted window. There is a shower cubicle with an electric shower and wet wall splashback, a white toilet and pedestal wash hand basin.

Bedroom 1 **10' 6" x 9' 10" (3.2m x 3m)**

A large double bedroom that is carpeted and has a recessed window overlooking the front garden and sea views beyond.

Bedroom 2 **10' 10" x 8' 10" (3.3m x 2.7m)**

Another attractive double bedroom that is carpeted and currently being used as a child's room. Along one wall is a built in wardrobe and there is a recessed window overlooking the back garden.

Bedroom 3 **10' 6" x 7' 5" (3.2m x 2.25m)**

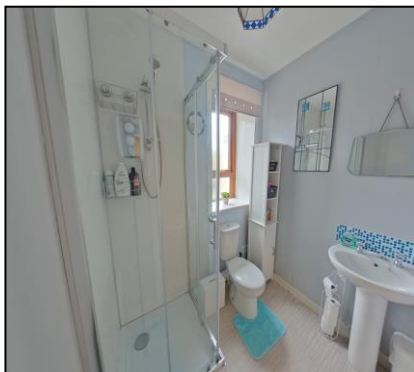
A single bedroom that is neutrally decorated with a vinyl floor. It is currently being used as a child's room and a study. It has a recessed window that has the same delightful sea views as bedroom 1.

Garden

The rear garden is laid to lawn with a paved patio area, 2 sheds and has a wooden fence boundary. The front garden has a shared path, stone front wall and is laid to lawn with established flowerbeds.

All carpets 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 **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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