

3 bedroom semi-detached house for sale, 1 Bridgend, Thurso, Caithness KW14 (1300



Location **Scotland, Caithness**
<https://www.freedasz.co.uk/x-161345-z>

Rarely available 3 bedroom semi-detached property, situated on the south-east side of Thurso town centre on the banks of the River Thurso. All amenities and facilities are available within close proximity. The spacious accommodation includes, ground floor: vestibule, hallway, lounge, dining room, kitchen, shower room, rear hallway, boiler/utility room. First floor: 3 Bedrooms and bathroom. Single garage and shared parking area. Gardens to front and rear bounded by stone walls. Viewing essential. Energy Efficiency Rating: F
Entrance vestibule - 7' 8" x 5' 10" (2.35m x 1.80m) Wooden entrance door with glass panels above, fitted carpet, 1 single light switch, coving to ceiling, pendant ceiling light fitting with shade. Hall - 9' 2" x 7' 6" (2.80m x 2.30m) Glass panelled door, fitted carpet, 2 double radiators with thermostat controls, 1 double socket, 1 single light switch, coving to ceiling, smoke detector, pendant ceiling light fitting with shade. Lounge - 15' 4" x 14' 1" (4.7m x 4.3m) 2 wooden double glazed windows with UPVC astragals, curtain poles and curtains, panelled door, fitted carpet, double radiator with thermostat control, open fire with tiled fireplace, 3 double sockets, 1 single light switch, coving to ceiling, picture rail, pendant ceiling light fitting with shade, recessed archway, fitted display unit with storage cupboard below. Family room/dining room - 14' 2" x 11' 1" (4.33m x 3.4m) Wooden double glazed window with UPVC astragals, curtain pole and curtains, panelled door, fitted carpet, double radiator with thermostat control, open fire with tiled fireplace, 3 double sockets, 1 single light switch, fitted corner display unit with storage cupboards above and below, pendant ceiling light fitting with shade, telephone point. Kitchen - 9' 2" x 8' 10" (2.8m x 2.7m) Wooden double glazed window with UPVC astragals, laminate flooring, fitted kitchen with base, wall and drawer unit, complimentary worktops, stainless steel single bowl sink with mixer tap, plumbed for washing machine, fridge, appliance switches, double radiator, fluorescent strip light, 2 fitted storage cupboards. Rear hall - 3' 3" x 3' 3" (1m x 1m) Door leading to rear garden, fitted carpet, 1 double light switch, pendant ceiling light fitting, storage cupboard with shelving. Boiler room - 13' 5" x 9' 2" (4.1m x 2.8m) Wooden double glazed window with UPVC astragals, skylight window, coombed ceiling, wooden panelled door, double radiator, 1 double socket, 1 single socket, 1 single light switch, fluorescent strip light, wall shelves, central heating oil boiler, central heating programmer. Staircase and landing - 7' 6" x 5' 10" (2.3m x 1.8m) and 2.8m x 1m Wooden double glazed window with UPVC astragals, 2 inset arches, fitted carpet, handrail and metal spindles, loft hatch with access to attic space, single radiator, double radiator with thermostat control, 1 double socket, 2 single light switches, coving to ceiling, smoke detector, 2 pendant ceiling light fittings with shades, linen cupboard with hot water cylinder and shelving with storage cupboard above. Bedroom 1 - 14' 9" x 14' 9" (4.5m x 4.5m) at longest and widest points 2 wooden double glazed windows with UPVC astragals, curtain poles, panelled door, fitted carpet, double radiator with thermostat control, fireplace with wooden surround, cast iron tile inset, tiled hearth with fender, 1 double socket, 1 single

socket, pendant ceiling light fitting with shade, storage cupboard with shelving. Bedroom 2 - 11' 5" x 10' 9" (3.5m x 3.3m) Wooden double glazed window with UPVC astragals, curtain poles and curtains, glass panelled door, fitted carpet, double radiator with thermostat control, open fire with tiled fireplace, 2 double sockets, 1 single light switch, pendant ceiling light fitting with shade. Bedroom 3 - 10' 2" x 10' 2" (3.3m x 3.3m) Wooden double glazed window with UPVC astragals, curtain poles and curtains, panelled door, fitted carpet, single radiator with thermostat control, 1 double socket, 1 single light switch, pendant ceiling light fitting with shade. Bathroom - 9' 2" x 9' 2" (2.8m x 2.8m) Wooden double glazed window with UPVC astragals, glass panelled door, linoleum flooring, single radiator, 3 piece white bathroom suite, vanity unit with matching splash backs, wall heater, cord pull light switch, 2 pendant ceiling light fittings with shades, fitted linen cupboard with shelving. Shower room - 7' 2" x 7' 2" (2.2m x 2.2m) at longest and widest points 2 wooden double glazed windows with UPVC astragals, curtain poles and curtains, glass panelled door, tongue and groove walls, linoleum flooring, single radiator, 2 piece white bathroom suite with separate shower, basin electric shower, wet walls and swivel door, wall light, wall shelves, electric towel rail. Rear hallway - 3' 1" x 3' 1" (4m x 1m) and 3.2m x 1m L-shaped hallway with door leading to rear garden area, panelled door, tiled floor, single radiator, 3 single light switches, ceiling light fitting with shade, water heater switch consumer unit, under stair storage cupboard with lighting. External enclosed walled garden to front mainly laid to lawn with mature trees, bushes and flower beds, concrete paving and satellite dish. Enclosed walled garden to rear mainly laid to lawn with trees, bushes and shrubs and flower beds, large greenhouse, coal bunker off-road parking



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to side. Garage - 17' 1" x 11' 5" (5.22m x 3.49m) Stone/block built single garage with sliding wooden door, double socket and lighting. Services Mains electric, water, drainage and gas. Gas central heating. Note Right of way access over property No 2 Bridgend, Thurso for the front and.

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