



**Booragtoon
55 Durness Street
Thurso**

**Offers in the
Region of
£180,000**



- 3 Bedrooms
- Double garage
- Central location
- Semi detached house
- Uninterrupted sea views
- Renovation ready

**** £15,000 below Home Report valuation ****

An exciting opportunity to purchase this traditionally built, 3 bedroom semi-detached house with double garage. This property has uninterrupted sea views of Scrabster, Thurso beach, Dunnet Head and Orkney Islands. It has a large, terraced garden with a gate onto the beach promenade. In need of renovation to transform into a stunning seafront property.

The property's layout on the ground floor: vestibule, hall, lounge, shower room, kitchen, sunroom, dining room, family room and integral double garage. First floor: landing, bathroom, 3 bedrooms with one having a WC en-suite.

It has mains gas central heating throughout. Council tax band C and energy performance rating D.

**A Home Report and virtual tour can be found on our website: www.pollardproperty.co.uk
What3words: ///soft.romantics.frog**

**Vestibule** **6' 9" x 4' 7" (2.07m x 1.4m)**

Enter the property via a 5 paned front door into the vestibule. A glass panelled door and side window panel opens into the hall.

Hall **11' 10" x 11' 2" (3.6m x 3.4m)**

This well proportioned room has a vinyl floor and doors opening into the lounge, sunroom, kitchen, shower room, under stairs cupboard and a carpeted staircase goes to the first floor landing. There is a ground floor internal window and a window above the landing that naturally lights this room.

Lounge **15' 1" x 13' 1" (4.6m x 4m)**

This spacious lounge has laminate flooring and a dual aspect of windows overlooking the front and side of the property. There is a fireplace with a ceramic tiled/wood surround and beside it a recessed arched alcove with shelves and a built in cupboard.

Kitchen **15' 1" x 9' 6" (4.6m x 2.9m)**

It has a laminate floor and a window overlooking the front of the property and a door leading to the dining room. There are fitted white wall and floor units with white worktops and tiled splashback. There is an integrated gas hob, electric oven and overhead extractor fan, plumbing for a washing machine and space for an under counter fridge. At one end of the room are additional floor to ceiling storage cupboards.

Shower Room **7' 10" x 6' 7" (2.4m x 2m)**

This downstairs shower room is kitted out as a wet room with a anti-slip floor and wet wall. There is a high frosted glass window with a fixed extractor fan. An electric shower, white toilet and bracket wash hand basin completes the room.

Sunroom **22' 0" x 18' 4" (6.7m x 5.6m)**

This large sunroom is accessed from the hall and the dining room. It has a laminate floor and a windows overlooking the side of the property and a big hexagonal conservatory overlooking the garden and stunning beach and sea views. An internal window provides extra daylight to the hall.

Dining Room **13' 1" x 9' 6" (4m x 2.9m)**

This big room has a laminate floor, sliding doors to the sunroom and family room and a frosted glass door to the kitchen. Windows run along one wall taking full advantage of the splendid beach and sea views.

Family room **15' 1" x 14' 1" (4.6m x 4.3m)**

This spacious room has sliding doors to the dining room and garage and an external fully glazed door to the outside terrace. Windows overlook the great beach and sea views.

Garage **27' 3" x 18' 1" (8.3m x 5.5m)**

This very large double garage has 2 electric roller doors and a single access door that open onto the street. It has a sliding door to the family room.

Landing **8' 10" x 3' 3" (2.7m x 1m)**

The dogleg staircase goes up to the carpeted L-shaped landing that accesses the bathroom and 3 bedrooms. There is a high window above the staircase and a ceiling hatch opening up to the loft space.

Bedroom 1 **11' 6" x 9' 10" (3.5m x 3m)**

This carpeted double bedroom has a high ceiling and a dual aspect with recessed windows overlooking the front and rear of the property. The latter has a bird's eye view of the stunning Thurso coastline and Orkney Islands. There are 3 built in cupboards and a sliding door to a small WC en-suite that has a wash hand basin and toilet.

**Bedroom 2** **12' 6" x 8' 10" (3.8m x 2.7m)**

Another carpeted double bedroom with stunning coastal views. It has a wash hand basin inset a vanity unit and built in wardrobe with wooden sliding doors along one wall.

Bedroom 3 **10' 6" x 5' 11" (3.2m x 1.8m)**

This box room is carpeted with a window overlooking the front of the property and has a built in double wardrobe with wooden sliding doors.

Bathroom **6' 3" x 5' 11" (1.9m x 1.8m)**

A well proportioned room with a white toilet, bath and pedestal wash hand basin. The bath has a partial wet wall splashback and there is a large recessed frosted window providing light and ventilation to the room.

Garden

The terrace is accessed by the family room and has an elevated position that overlooks the stunning coastline and Orkney Islands. Below the terrace is the garden that has a Caithness stone dyke boundary and a built in garden gate opening to the beach promenade. A large ship's anchor is a focal point in the lower part of the garden.

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





Ground Floor

Approx. 152.6 sq. metres (1642.8 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 198.7 sq. metres (2138.9 sq. feet)

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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