



**50
Bank Street
Thurso**

**Offers Over
£245,000**



- 3/4 Bedrooms
- Double garage
- Modern interior
- Semi-detached house
- Secure rear garden
- Sea views

A stylish property that is quietly tucked away in the centre of old Thurso, with the seafront just a minute's walk away and close to all local amenities. This elegant, semi-detached house has been recently refurbished and features 3/4 bedrooms, a private rear garden, and a detached double garage with a large driveway.

The property's layout on the ground floor: hall, WC, lounge, family room, rear lobby, kitchen/diner, box room/bedroom, en-suite. First floor: landing, shower room, 3 bedrooms with one having an en-suite.

Council tax band C and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3words ///satin.large.consults

**Hall** **11' 9" x 4' 11" (3.57m x 1.5m)**

Enter the property into the main hall via a front door that has a half glazed, leaded window with a stained glass fan light above. The hall is neutrally decorated with a laminate floor and has doors opening into the lounge, WC and an under stairs cupboard. A carpeted staircase goes up to the first floor landing.

WC **4' 11" x 3' 3" (1.5m x 1m)**

A handy ground floor WC that is neutrally decorated with a laminate floor. It is an internal room with a white toilet and wash hand basin.

Lounge **14' 0" x 14' 6" (4.26m x 4.42m)**

The large, elegant lounge is well proportioned with a high ceiling and glass panelled doors leading to the hall and family room. The lounge has a fitted carpet and a tall window overlooking the front of the property. This makes the room bright and airy. An attractive white fireplace surround with a Caithness stone hearth has a multi fuel stove that creates a cosy element to the room.

Family Room **17' 0" x 10' 4" (5.17m x 3.15m)**

There are windows along one entire wall overlooking the rear garden and another to the side of the property with a skylight in the centre of the ceiling. This makes the room very bright and welcoming. It has laminate flooring, a glass panelled door into the lounge and an opening into the rear lobby.

Rear Lobby **10' 2" x 4' 9" (3.11m x 1.46m)**

A neutrally decorated room with a laminate floor. It has a similar external door to the front hall that opens into the landscaped rear garden. A glass panelled door leads to the box room/bedroom 4 and wall openings access the family room and kitchen/diner.

Kitchen/Diner **14' 0" x 10' 3" (4.26m x 3.12m)**

The contemporary kitchen which has the same flooring as the rear lobby and family room. It has natural daylight from a large window overlooking the rear garden and an identical skylight in the centre of the ceiling as the one in the family room, creating pleasing symmetry to the rear of the property. There is a fitted Ashley Ann kitchen with light wood wall and floor units and a light grey worktop/splashback. The wall units have under lighting. The integrated NEFF appliances are: ceramic electric 4 burner hob, electric oven, hob extractor fan, dishwasher and fridge freezer.

Box Room / Bedroom 4 **19' 8" x 8' 10" (6m x 2.7m)**

A large box room that is currently being used as a double bedroom. It is carpeted and has stylish decoration with 2 built in cupboards. A glass panelled door leads to the rear lobby and another to a shower en-suite.

Box Room / Bedroom 4 En-suite **6' 7" x 4' 7" (2m x 1.4m)**

A contemporary en-suite with a frosted window, tiled splashback and laminate flooring. There is a walk-in shower with a mains shower that has raindrop and hand held showerheads. This is complemented by a white toilet and wash hand basin inset a modern vanity unit with wooden worktop. There is a chromed heated towel rail and ceiling extractor fan to provide additional ventilation.

Landing **14' 4" x 4' 7" (4.37m x 1.4m)**

The carpeted winding staircase leads up to a wide, neutrally decorated landing that is also carpeted. There is tall window overlooking the front of the property with a direct view of the sea. Doors lead off to the shower room and 3 bedrooms.

Shower Room **8' 0" x 4' 7" (2.45m x 1.4m)**

The shower room has a tall frosted window, vinyl flooring and wet wall on all the walls. There is shower cubicle with a mains shower that has a raindrop and hand held showerheads. An extractor fan is above the shower providing extra ventilation to the room. A modern white toilet and wash hand basin inset a vanity unit completes the room.

Bedroom 1 **9' 10" x 9' 2" (3m x 2.8m)**

Bedroom 1 is a stylish double bedroom with a window overlooking the front of the property and a direct sea view. The room is carpeted, has panelling along one wall that hides a built in cupboard. Along the rear wall are mirrored sliding doors that conceal 2 wardrobes and an entrance to the shower en-suite.

Bedroom 1 en-suite **9' 2" x 4' 7" (2.8m x 1.4m)**

The cleverly concealed en-suite has a frosted window, laminate flooring and neutral decoration. It has a modern white toilet, wash hand basin and a built in shower cubicle with wet wall splashback, overhead extractor fan and a mains shower.

**Bedroom 2** **10' 8" x 10' 10" (3.25m x 3.3m)**

Currently being used as a nursery it is a carpeted, L-shaped, neutrally decorated with a hatch going into the loft space. A tall window allows plenty of natural light into the room and has views over the rear garden.

Bedroom 3 **11' 2" x 10' 11" (3.4m x 3.34m)**

A pleasant, peaceful double bedroom which is well proportion and has a fitted carpet. There is a modern, built in wardrobe with drawers and a tall window with views of the rear garden that floods the room with daylight.

Garage **21' 5" x 18' 8" (6.52m x 5.68m)**

The double garage has an electric roller door with remote control, side windows and a single half glazed door. There is electricity with plumbing for a washing machine and tumble dryer. At the rear of the garage is a ladder to the fully boarded loft space.

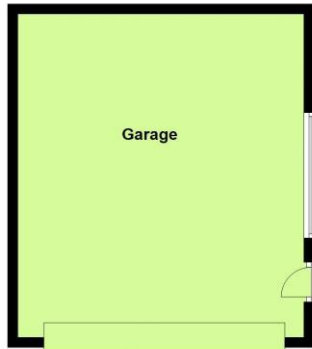
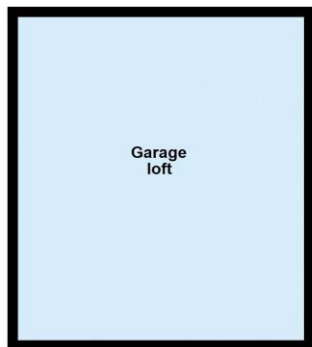
Garden

Outside is a large, hard landscaped rear garden with a paved patio area outside the family room and rear lobby. Stone steps lead up to the terraced area that has flowerbeds, wooden decking with balustrade rails, 2 paved sun terraces and a wooden garden shed. This sun trap garden has easy access via a gate to the driveway and a single external door into the garage. The tarmacked driveway has parking for at least 2 cars, with an external light over the garage door.

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 **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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