



**30
Sinclair Street
Thurso**

**Offers Over
£220,000**



- 4 Bedrooms
- 3 Storey property
- Enclosed rear garden
- Large semi-detached house
- Garage
- Town location

An impressive semi-detached, 4-bedroom house featuring a garage and a secure rear garden. Conveniently located close to the town centre, this property offers easy access to local services, shopping, and dining, as well as being near the library, park, and railway station.

The property's layout on the ground floor: hall, lounge, dining room and kitchen. First floor: landing, bathroom, 2 bedrooms with one having a shower en-suite. Second floor: 2 bedrooms and a WC. Externally is a secure rear garden and attached garage.

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

What3words ///chef.riverboat.ahead

**Hall** **15' 9" x 4' 7" (4.8m x 1.4m)**

Enter the property via a solid, wooden door into a bright and airy hall that is neutrally decorated with click vinyl flooring. Doors lead to the lounge and dining room with a carpeted staircase going to the first and second floors.

Lounge **16' 5" x 15' 1" (5m x 4.6m)**

A well proportioned lounge with a high ceiling and original coving. Two large windows overlook the front of the property and flood the room with natural daylight. The room is stylishly decorated, carpeted and has a multi-fuel stove inset and tiled/wooden fireplace with a Caithness stone hearth.

Dining Room **16' 1" x 10' 6" (4.9m x 3.2m)**

A spacious room with a high ceiling and dado rail, neutrally decorated, laminate flooring and a tall recessed window that bathes the room in daylight. There are built in cupboards with one being under the stairs and another under the window. A half glazed door at the rear of the room opens into the kitchen. There is space for a dining table and seating for at least 12 people.

Kitchen **23' 7" x 6' 7" (7.2m x 2m)**

A long galley kitchen that has a window overlooking the rear garden and a fully glazed external door. It is neutrally decorated with vinyl flooring. There is a built in larder cupboard and fitted kitchen wall and floor units with a faux wooden worktop. The integrated appliances are: tower electric grill and oven, 4 burner gas hob with overhead extractor fan and there is space for a fridge freezer and plumbing for a dishwasher. The dishwasher is included in the sale.

First floor landing **6' 11" x 3' 3" (2.1m x 1m)**

The carpeted stairs has a large window with a window seat overlooking the rear garden. This naturally lights the hall and first floor landing. The landing has doors opening to bedrooms 1 and 2 and bathroom.

Bathroom **7' 7" x 6' 7" (2.3m x 2m)**

A stylishly decorated room with half wall tongue and groove panelling, click vinyl flooring, heated towel rail and a large frosted window. There is a white pedestal wash hand basin, toilet and spa bath with telephone tap/shower mixer handset.

Bedroom 1 **16' 5" x 13' 1" (5m x 4m)**

A spacious king sized bedroom which is carpeted, neutrally decorated with a high ceiling and dual aspect windows overlooking the front/rear gardens. A door opens into the en-suite.

En-suite **6' 7" x 5' 7" (2m x 1.7m)**

An internal shower en-suite with click vinyl flooring and neutral decoration. There is a walk in shower with wet wall splashback, mains shower and overhead extractor fan. This is complemented by a white toilet and wash hand basin.

Bedroom 2 **16' 5" x 11' 2" (5m x 3.4m)**

A spacious double bedroom that is carpeted and has a large window overlooking the front of the property. There is a built in cupboard and a double wardrobe with wooden sliding doors.

Second floor landing **6' 11" x 3' 3" (2.1m x 1m)**

The carpeted stairs lead to the landing and have natural daylight from an overhead Velux window. There are doors leading to bedrooms 3, 4 and WC. The ceiling has a hatch opening into the loft space.

WC **8' 10" x 4' 11" (2.7m x 1.5m)**

A modern, bright WC that has a vinyl floor, Velux window, white toilet, wash hand basin and a chrome heated towel rail.

Bedroom 3 **13' 1" x 12' 2" (4m x 3.7m)**

A spacious carpeted double bedroom that is currently being used as a child's bedroom. It has a vaulted ceiling and a dormer window overlooking the rear garden.

Bedroom 4 **11' 10" x 10' 10" (3.6m x 3.3m)**

Another carpeted double bedroom that is neutrally decorated with a vaulted ceiling and dormer window overlooking the rear garden.

Garage **13' 9" x 13' 1" (4.2m x 4m)**

An attached garage that is accessed externally via an up and over garage door.

Garden

The rear garden is laid to lawn with established planting and greenhouse. There is a ranch fence boundary and dyke stone wall with a concrete drive and shared access gates to the road.

The carpets and dishwasher are included in the sale.

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

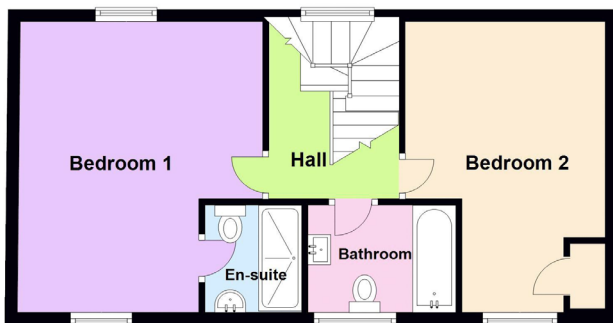




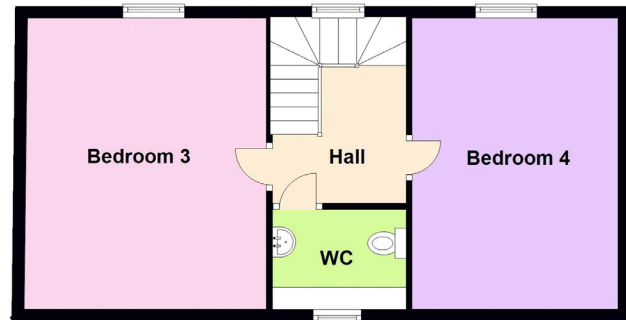
Ground Floor



First Floor



Second 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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