



Morven Olrig Street Thurso

**Offers in the
Region of
£235,000**



- 3 Bedrooms
- Original Victorian features
- Enclosed garden
- Semi-detached house
- Detached garage
- Sea views

**** £35,000 below Home Report valuation ****

A beautifully presented 3 bedroom Victorian semi-detached house, recently sympathetically renovated to retain its original character and charm. This substantial period property offers a perfect blend of classic features and modern comforts, including newly installed mains gas central heating and large Victorian casement windows that flood the home with natural daylight.

Situated within walking distance of the town centre, the property enjoys stunning sea views and boasts secure front and rear gardens, a detached garage, and a brick-built store—ideal for families or those seeking a peaceful coastal lifestyle with convenient access to amenities.

The house layout is as follows: Ground floor: vestibule, hall, king sized bedroom, double bedroom, shower room, lobby and utility room. First floor: landing, lounge, kitchen/diner. Second floor: landing, king sized bedroom with lounge and shower en-suite.

Mains gas central heating and double glazed throughout. Council tax band D and Energy Performance rating D. Home Report and virtual tour through the Pollard Property website, www.pollardproperty.co.uk What3words: ///judges.whirlwind.poem

**Vestibule 6' 7" x 4' 3" (2m x 1.3m)**

Enter via the original Victorian front door that has a fan light and windows either side. There is an original tiled floor and an attractive stained glass panelled door opening into the hall.

Hall 16' 5" x 8' 10" (5m x 2.7m)

The lofty hall is inviting and has an impressive staircase and original panelled doors leading into 2 bedrooms, shower room and lobby. The hall is carpeted and has a letterbox window above the lobby and the stained glass vestibule door provides plenty of natural light to the room.

Bedroom 2 15' 9" x 15' 1" (4.8m x 4.6m)

A substantial carpeted, king sized bedroom that has high ceilings, picture rail, high skirting boards and an impressive 4 panelled bay window. This window bathes the room in natural daylight and has stunning views of the Pentland Firth.

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

A cosy, relaxing double bedroom that has a tall, recessed window overlooking the rear garden offering plenty of natural light. The room has a high ceiling, fitted carpet and a built in cupboard.

Shower Room 8' 10" x 4' 11" (2.7m x 1.5m)

The newly installed shower room has half Metro tiled walls and a patterned tiled floor. There is a vintage chain pull style toilet and a white wash hand basin atop a mahogany table. A built in shower has a mains shower with dual rain shower/hand held shower heads, a continued the Metro tile splashback and has a recessed, arrow slit window. The chrome heated towel rail, dado and picture rail completes the room.

Lobby 8' 6" x 3' 3" (2.6m x 1m)

The lobby is accessed from the hall via a panelled door. This handy room is neutrally decorated, has a tiled floor, external access to the rear garden and an archway to the utility room.

Utility Room 9' 10" x 5' 7" (3m x 1.7m)

A bright room that has a recessed window, tiled floor. There are wall and floor kitchen units with a faux marble worktop/splashback, built in stainless steel sink with drainer and plumbing for a washing machine. There is space for an office desk and chair.

First Floor Landing 17' 1" x 8' 10" (5.2m x 2.7m)

The pitch pine staircase was fitted c.1927 and has ornate detailing and a fitted carpet runner. It opens up to the first floor landing that has a large window overlooking the front garden and accessing the balcony. It floods the landing with natural daylight which has original doors opening into the lounge, kitchen, built in cupboard and winding stairs to the second floor landing.

Lounge 16' 1" x 15' 1" (4.9m x 4.6m)

A stunning room that has a marble fire surround with copper in-set which was purchased from Thurso Castle in 1954. The 4 panel bay window stretches across the width of the room and enjoys views of Scrabster, Thurso Bay, Dunnet Head and Orkney. There are picture rails, ceiling cornices, a high ceiling and original skirting boards.

Kitchen/Diner 15' 1" x 12' 2" (4.6m x 3.7m)

A newly installed kitchen/diner that has wooden panelled wall and floor units with a grey gloss worktop and Metro tiled splashback. It incorporates a ceramic 4 burner hob with overhead extractor fan and built in Bosch double oven. The kitchen island matches the units and has a sink with drainer and space for an under counter fridge, freezer and seating for 2 people. There is a built in cupboard and a tall recessed window with a cosy window seat overlooking the rear garden.

Second Floor Landing 5' 11" x 3' 11" (1.8m x 1.2m)

The carpeted winding staircase goes to the landing that is naturally lit by a large Velux window. A door opens into Bedroom 1.

Bedroom 1 20' 4" x 18' 4" (6.2m x 5.6m)

A stylish room that is carpeted, neutrally decorated and has vaulted ceiling. The room is flooded with naturally light from 2 Velux windows and a recessed casement window with a padded window seat to enjoy the stunning sea views. This comfortable room has plenty of space for a king sized bed and lounge area.

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

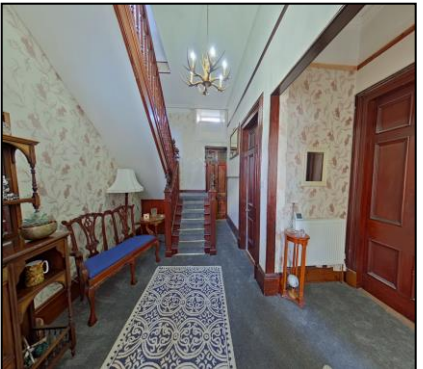
A door from bedroom 1 leads into the shower en-suite. A modern toilet and pedestal wash hand basin with a built in shower cubicle. It has an electric shower with tiled splashback which matches the floor tiles. Beside the shower cubicle is a built in storage unit and next to the toilet is a chrome heated towel rail.

Garden

To the rear of the property is a large enclosed private garden laid with a mixture of grass and gravel. There is an external store along with a detached garage. A second outbuilding structure can be reinstated to provide a second garage. To the front is an area of grass and flower beds.

All carpets, curtains and blinds are included in the sale. If any furniture is required, it can be purchased under separate negotiation.

The property would be an ideal business opportunity/investment as it is situated on the famous NC500 route. Please call Pollard Property on 01847 894141 to arrange a viewing.





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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.