

**7  
George Street  
Thurso**

**Offers over  
£165,000**



- 3 Bedrooms
- Character property
- Chain free
- End-terraced house
- Central location
- Sunroom

This attractive end-terraced house, dating back to circa 1900, offers a perfect blend of period charm and modern convenience. Featuring many original features such as a delightful staircase and high ceiling mouldings that highlight its character. This spacious three-bedroom home is ideally situated in the heart of Thurso.

Within easy walking distance, you'll find a variety of shops, services, transport links, and the stunning coastline.

Mains gas central heating and double glazing throughout. Council tax band C and energy performance rating E. For a Home Report and the 360 tour, please go to our website [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3Words ///splits.forkful.feathers

**Vestibule 5' 3" x 3' 11" (1.6m x 1.2m)**

A solid front door with glass fan light above opens into a neutrally decorated vestibule with a parquet floor. A 15 glass panelled door leads into the spacious entrance hall.

**Hall 16' 5" x 8' 2" (5m x 2.5m)**

A welcoming, bright hall that is carpeted and has borrowed natural light from a window over the original sweeping staircase that has barley twist spindles and a mahogany banister. There are doors accessing the lounge, kitchen/diner, shower room and built in cloak cupboard.

**Lounge 16' 1" x 14' 1" (4.9m x 4.3m)**

An elegant, spacious lounge that has an attractive bay window overlooking the front garden and bathes the room in natural light. There is a working fireplace with a decorative tile surround and hearth with a wooden mantel making a cosy focal point. The room is carpeted and has a high ceiling with original coving.

**Shower Room 7' 10" x 7' 7" (2.4m x 2.3m)**

A handy ground floor internal shower room that is tucked beneath the staircase. There is a large shower cubicle that has a mains shower and tiled splashback. Accompanying it is a toilet and wash hand basin upon a vanity unit. The room has a parquet floor, ceiling extraction fan and a ceiling access hatch.

**Kitchen/Diner 14' 9" x 10' 10" (4.5m x 3.3m)**

A large, well proportioned kitchen/diner that has a combination of carpet and vinyl flooring, 2 windows and steps leading to a glass sliding door into the sunroom. There are Pine fitted kitchen floor and wall units with a faux marble worktop. The integrated appliances are: microwave oven, electric oven, 4 burner ceramic hob and overhead extractor hood. There is space for an under counter fridge and plumbing for a dishwasher. The dining area has ample room for a table and seating for at least 4 people.

**Sunroom 12' 6" x 9' 2" (3.8m x 2.8m)**

A delightful addition to the original property that has an outlook to the secluded rear garden. It is carpeted and has a door leading to the utility room, floor to ceiling windows and glazed French doors.

**Utility room 12' 2" x 7' 3" (3.7m x 2.2m)**

A very useful large room that houses the gas boiler and has 3 built in cupboards providing ample storage. There is a Butler's sink and plumbing for a washing machine and space for a chest freezer.

**Landing 8' 2" x 3' 11" (2.5m x 1.2m)**

The carpeted staircase winds up to the landing and is bathed in natural daylight by a recessed window. Doors access the 3 bedrooms and bathroom with a ceiling hatch opening into the loft space.

**Bathroom 6' 7" x 4' 11" (2m x 1.5m)**

A cosy bathroom with parquet flooring, tile splashback and large frosted window. There is a bathroom suite of bath, wash hand basin and toilet. The wash hand basin is set on top of a vanity unit with wooden louvre doors and above is a wall light/shaver socket combination.

**Bedroom 1 10' 6" x 5' 3" (3.2m x 1.6m)**

This large and beautifully appointed double bedroom exudes charm and elegance. Neutrally decorated and fully carpeted, the room features an attractive bay window that floods the space with natural light while offering a lovely view of the front of the property. The half-vaulted ceiling adds character and enhances the airy, spacious feel, making this a bright and inviting retreat.

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

A well proportioned, carpeted double bedroom that has natural daylight flooding in via a large dormer window overlooking the rear garden.

### **Bedroom 3**      **13' 5" x 8' 2" (4.1m x 2.5m)**

A carpeted, single bedroom that is currently being used an office. It has a large Velux window that bathes the room in natural light and has a deep built in cupboard/wardrobe.

### **Garden**

A secluded rear garden has a wall/fence boundary with flagstone paths and established flowerbeds. The front garden has a stone wall boundary with original ornate metal railings and gate. A flagstone path goes to the front door and there are flowerbeds and mature shrubs.

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](http://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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