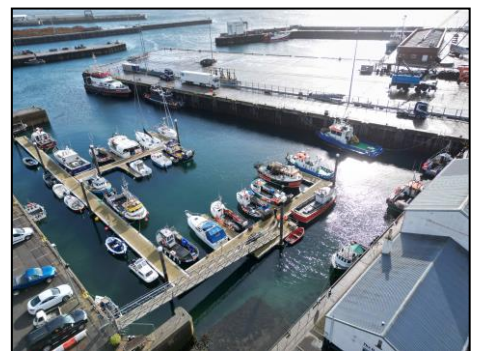


Harbour Cottage Scrabster Thurso

**Offers over
£100,000**



- 2 Bedrooms
- Traditional stone built
- Ideal holiday home
- Semi-detached house
- Walk in condition
- Harbour/sea views

A charming fisherman's cottage in the historic Scrabster Harbour which is the gateway to the Orkney Islands. This traditional stone built property offers a perfect blend of historic charm and modern comfort.

A cosy 2 bedroom home that has been thoughtfully updated to retain its original character while boasting a stylish, contemporary interior. The ground floor features a welcoming porch, a well-appointed kitchen/diner, and a comfortable lounge. Upstairs, is a landing, 2 double bedrooms, and a modern shower room.

In walk-in condition, this delightful property also benefits from a private courtyard, making it an ideal first home or a perfect holiday retreat. With stunning views of the sea and harbour, this unique coastal home offers a tranquil escape with a timeless appeal.

Oil central heating and double glazing throughout. Council tax band A and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk What3Words ///butternut.starters.snow

**Porch 6' 3" x 4' 3" (1.9m x 1.3m)**

Approach the property via a gate into a private entrance courtyard to the porch. The half glazed door opens into a handy porch that is ideal for hanging coats and taking off boots. Neutrally decorated with a 4 panelled glazed door that accesses the kitchen/diner.

Kitchen/Diner 15' 9" x 6' 11" (4.8m x 2.1m)

An attractive room with oak flooring, neutral decoration and a recessed window overlooking the rear courtyard. It has a carpeted staircase going up to the first floor landing and a glazed door into the lounge. There is a contemporary fitted kitchen with navy blue floor units, wooden worktop and tiled splashback with integrated appliances: electric oven, ceramic hob and overhead extractor hood. There is plumbing for a washing machine and space for an under counter fridge, table and seating for 4 people.

Lounge 15' 9" x 9' 10" (4.8m x 3m)

The oak wood flooring and neutral decoration continues into this bright and sunny room which is from 2 large recessed windows overlooking the front of the property and harbour. There is a built in cupboard and a wood burning stove inset an elegant fire surround and upon a Caithness stone hearth that creates a cosy atmosphere to the room. An internal window feature at one end of the room shows the staircase and provides extra natural light to this space.

Landing 7' 3" x 3' 3" (2.2m x 1m)

A carpeted landing with neutral decoration, doors to the 2 double bedrooms and shower room. A ceiling hatch gives access to the loft space.

Shower room 6' 3" x 5' 3" (1.9m x 1.6m)

A contemporary designed shower room with neutral decoration, overhead skylight, ceramic tiled floor and heated towel rail. There is a corner shower cubicle with tiled splashback, main shower and raindrop and hand held shower heads. This is complemented by a white toilet and a grey wash hand basin that sits upon a ceramic tiled vanity unit.

Bedroom 1 15' 9" x 7' 10" (4.8m x 2.4m)

An L-shaped double bedroom that is carpeted, neutrally decorated and has a recessed window with padded seat that allows great views of the harbour/sea. Note: curtains are excluded from the sale.

Bedroom 2 9' 2" x 8' 6" (2.8m x 2.6m)

Another well presented double bedroom that is carpeted and neutrally decorated. It has a recessed window overlooking the private rear courtyard and bathes the room in natural daylight.

Courtyard

The secluded rear courtyard is paved and has an outside lean-to shed. The paving continues around the side of the property to the front entrance gate and front door.

Outside space

The title plan includes land behind both Harbour Cottage and the neighbouring Rose Cottage. This land was terraced many years ago when it served as allotments for the houses below. Access is via a path beside West End House, though it is now overgrown. The area is currently fenced off from the rest of the land but could be cultivated again, as seen with a similar plot owned by a homeowner further down the road.

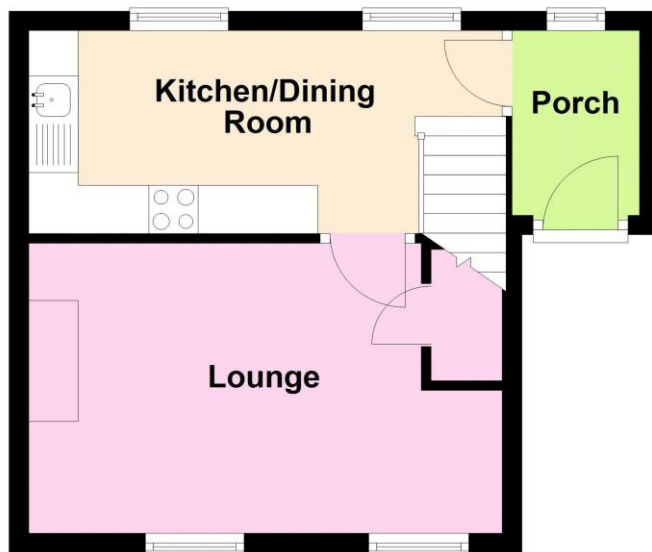
All carpets, curtains (except curtains in bedroom 1) and blinds are included in the sale

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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