

5 Holborn Place Scrabster

**Offers over
£95,000**



- 3 Bedrooms
- Renovation ready
- Walking distance to seafront
- Semi-detached house
- Chain free
- Semi-rural location

A 3 bedroom semi-detached house that is located in Scrabster, just 2 miles from Thurso town centre and less than a mile from the busy Scrabster Harbour with regular ferry connections to the Orkney Islands.

The home boasts a large garden—ideal for families, gardening enthusiasts, or outdoor entertaining. With the scenic coastline just a short walk away, this property is perfectly placed for those who enjoy coastal walks, sea air, and natural beauty.

A wonderful opportunity for a family home, holiday retreat, or investment in a well connected and picturesque location.

Air source heating and double glazed throughout. Council tax band A and EPC rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk
What3Words ///bolt.hound.saturate

**Hall** **15' 9" x 6' 3" (4.8m x 1.9m)**

Enter via a half glazed front door with an adjacent matching window panel into a bright, neutrally decorated hallway. A carpeted staircase leads up to the first floor landing and doors access the kitchen and lounge.

Lounge **15' 9" x 13' 9" (4.8m x 4.2m)**

There is a glass panelled door leading from the hall into a spacious lounge. It is carpeted with a large window overlooking the front garden and bathes the room in natural daylight.

Kitchen **20' 0" x 7' 3" (6.1m x 2.2m)**

The kitchen runs along the width of the property and is flooded with natural daylight from a large window and a half glazed external door that open out into the rear garden. There are white country style floor and wall kitchen units with faux dark grey marble worktop and tiled splashback. There is space for a bottled gas cooker and a fridge freezer plus plumbing for a washing machine and tumble dryer.

Landing **7' 3" x 6' 7" (2.2m x 2m)**

A bright, carpeted landing with a window overlooking the side of the property. There are doors opening into the 3 bedrooms and bathroom. A ceiling hatch accesses the loft space.

Bathroom **6' 7" x 5' 7" (2m x 1.7m)**

The modern bathroom features a frosted window that allows for natural light and ventilation while maintaining privacy. There is a white P-shaped bath, fitted with a shower screen, an electric shower, and a wet wall splashback. Complementing this is a matching white toilet and a wash hand basin neatly inset into a stylish vanity unit with a concealed water cistern.

Bedroom 1 **13' 1" x 9' 6" (4m x 2.9m)**

This spacious, carpeted king sized bedroom features a large window that overlooks the rear garden, filling the room with natural light.

Bedroom 2 **13' 1" x 9' 10" (4m x 3m)**

A carpeted, double bedroom that has a window overlooking the front garden and a built in wardrobe.

Bedroom 3 **9' 10" x 7' 7" (3m x 2.3m)**

This carpeted single bedroom features a window overlooking the front of the property, offering natural light and a pleasant outlook. A recessed area provides a versatile space, ideal for a built-in wardrobe, desk, or additional storage.

Garden

A secure garden wraps around 3 sides of the property. The rear garden features Caithness stone paving and is enclosed by a block brick wall. A wooden garden shed offers practical outdoor storage. A gated pathway leads along the side of the property into a gravelled area, continuing into the front garden, which is laid to lawn.



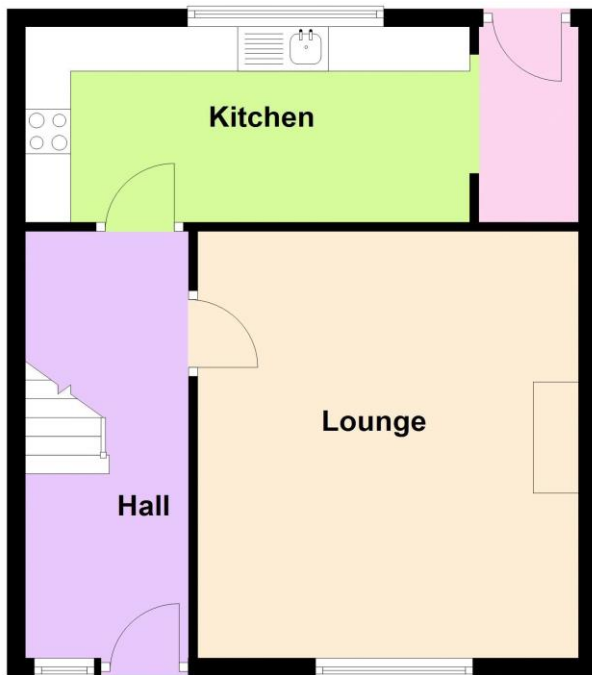
All carpets, curtains and blinds are included in the sale.

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

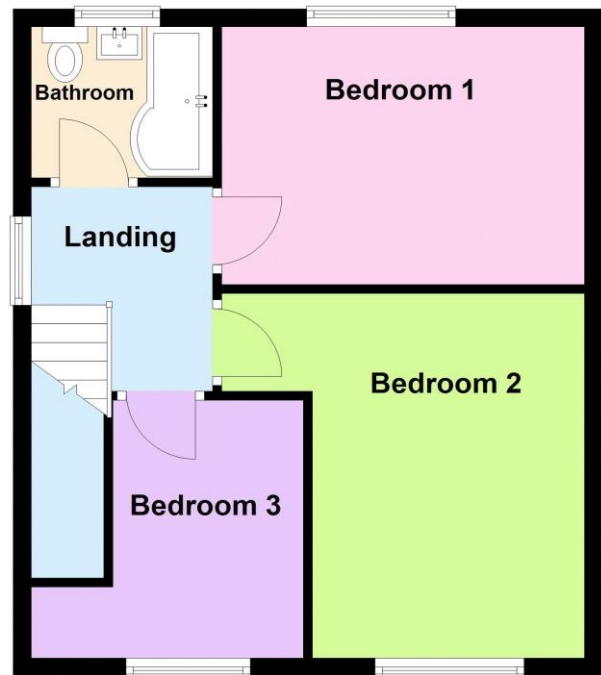




Basement



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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