



**Green Bank  
15 Duncan Street  
Thurso**

**Offers Over  
£185,000**



- 3 Bedrooms
- Central town location
- Sun porch
- Semi-detached house
- Original Edwardian features
- Spacious rooms

**\*\* £25,000 below Home Report valuation \*\***

A rare opportunity to purchase a 3 bedroom semi-detached stone built Edwardian town house. It has original period features such as etched glass, cornices, doors and staircase. This traditional Thurso property is within easy walking distance of the town centre and is convenient for all local amenities. The accommodation includes: sun porch, lounge, dining room, kitchen/diner, utility room, pantry, downstairs WC, 3 bedrooms, bathroom. Established low maintenance enclosed gardens. Gas central heating and double glazed throughout. Energy performance rating: E and council tax band D.

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What3words: ///takes.otters.surnames

**Porch 14' 1" x 13' 5" (4.3m x 4.1m)**

Enter via a large sun porch that is neutrally decorated and has a slate tiled floor. There are windows overlooking the front garden which flood the room with natural daylight. There are 2 internal windows providing borrowed light into the WC and the original front door with its beautiful etched glass panel with overhead fan light that opens into the entrance hall.

**Hall 20' 8" x 6' 7" (6.3m x 2m)**

An elegant and spacious hall featuring a high ceiling with original coving, offering a bright and welcoming atmosphere. The room is fully carpeted and benefits from access to a WC, two built-in storage cupboards, the lounge, dining room, and kitchen/diner. An Edwardian staircase adds to the grandeur, completing this impressive entrance space.

**WC 7' 3" x 3' 3" (2.2m x 1m)**

A handy ground floor WC with 2 frosted windows, a white toilet and pedestal wash hand basin.

**Lounge 13' 1" x 13' 1" (4m x 4m)**

An attractive and well proportioned room, carpeted and neutrally decorated creates a calm and inviting space. Original features include elegant coving, a classic picture rail, and wood panelling framing a large recessed window that floods the space with natural light. A fireplace is set within a wooden surround and resting on a Caithness stone hearth making a cosy focal point.

**Dining Room 13' 1" x 13' 1" (4m x 4m)**

Another well presented, high ceiling room with original coving, skirting boards, picture rail and doors. There is a recessed window overlooking the garden and a fireplace with a wooden surround and a Caithness stone hearth.

**Kitchen/Diner 13' 1" x 13' 1" (4m x 4m)**

A spacious room with neutral decoration, laminate flooring, a window overlooking the garden and a glazed door leading into the utility room. Along 2 walls is a fitted kitchen with wood design wall and floor units, faux white marble worktop and tiled splashback. The integrated appliances are: an electric double oven, microwave, 4 burner gas hob, overhead extractor fan and dishwasher. There is space for a table and seating for at least 6 people.

**Utility room 7' 10" x 4' 7" (2.4m x 1.4m)**

A handy utility room that has fitted floor and wall kitchen units, a white worktop and tiled splashback. There is a built in cupboard, a stainless steel sink with drainer, plumbing for a washing machine and space for a fridge. An external door opens into the garden and internal doors access a pantry and kitchen/diner.

**Pantry 11' 10" x 3' 11" (3.6m x 1.2m)**

A useful pantry that is shelved and houses the gas boiler. There is space for a tumble dryer and a capacity for storage.

**Landing 15' 1" x 6' 7" (4.6m x 2m)**

An attractive, original switchback staircase that is naturally lit by a large Velux window. The carpeted stairs run up to the landing that has a very high ceiling. Doors access the 3 bedrooms and bathroom.

**Bathroom 10' 10" x 9' 10" (3.3m x 3m)**

A spacious, well proportioned room that is neutrally decorated and has a vinyl floor, high ceiling, a large dormer window and a chrome heated towel rail. It has a bath, toilet, pedestal wash hand basin and separate shower cubicle.

### **Bedroom 1** **13' 1" x 11' 6" (4m x 3.5m)**

A spacious, welcoming double bedroom that is carpeted and neutrally decorated. It has a large window that floods the room with natural daylight and 2 fitted double wardrobes.

### **Bedroom 2** **13' 5" x 12' 6" (4.1m x 3.8m)**

Another sunny, double bedroom with a high ceiling and fitted carpet. There is a large, fitted wardrobe unit along one wall and dual aspect windows overlooking the front garden.

### **Bedroom 3** **15' 1" x 13' 5" (4.6m x 4.1m)**

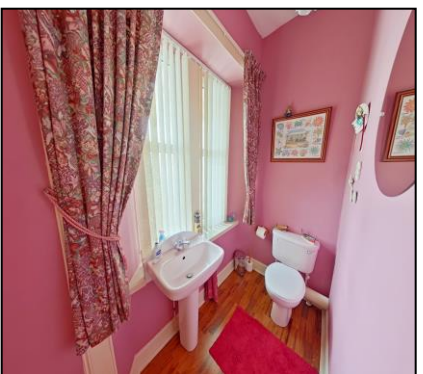
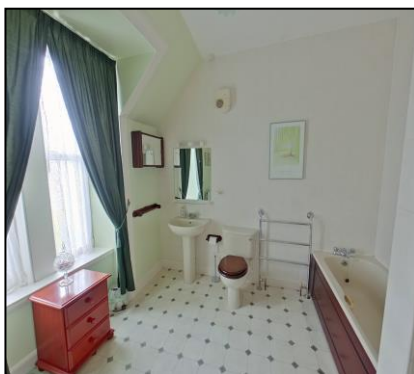
A king sized bedroom which is neutrally decorated, carpeted and has a large window overlooking the rear of the property. It has 2 fitted wardrobes in one corner and a ceiling hatch accessing the loft space.

### **Garden**

To the rear of the property lies a secure, paved courtyard. The front garden is designed for low maintenance and enclosed by a high hedge, offering excellent privacy. An original wrought iron gate opens onto a paved pathway that leads to the porch entrance and continues along to the rear courtyard.

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

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



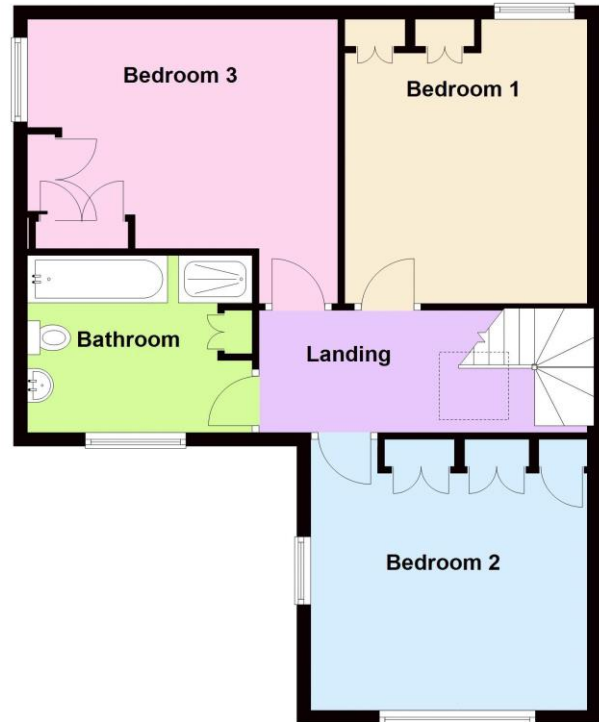




**Ground Floor**



**First Floor**



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