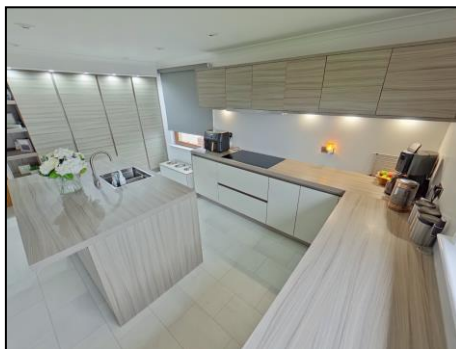


**15
Ola Drive
Thurso**

**Offers over
£350,000**



- Executive detached house
- Sea views
- Walk in condition
- 4 bedrooms
- Spacious rooms
- Quality finish

Finished to an exceptionally high standard, this impressive, detached property offers spacious, contemporary living in a spectacular coastal setting. Boasting a large wraparound garden and extensive sea views, this home perfectly combines luxury, comfort, and functionality.

Inside, the generous accommodation includes 4 well proportioned bedrooms, one of which features a modern en-suite shower room. The bright and airy lounge/diner provides the perfect space for relaxing or entertaining, while the stylish kitchen/diner is designed for both everyday living and social gatherings. Both rooms offering extensive sea views. Additional features include a gym room with steam cabinet, a computer room, and a practical utility room. The property also benefits from a double integral garage, offering secure parking and extra storage. Outside, the gardens wrap around the home, offering multiple areas to enjoy the stunning sea views and surroundings.

This exceptional property delivers quality craftsmanship, thoughtful design, and an unbeatable location — an ideal home for those seeking space, style, and coastal luxury.

Oil central heat and double glazed throughout. Council tax band F and energy performance rating C. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: ///starfish.local.wardrobe

**Porch** **6' 7" x 5' 11" (2m x 1.8m)**

A front door with 3 decorative glass panels opens in to a bright and neutrally decorated porch. Either side of the front door are large windows and an internal attractive glass panelled door with matching glass side panels opens in to the hallway.

Hall **15' 5" x 13' 1" (4.7m x 4m)**

An impressive, contemporary hallway with Karndean flooring, neutral paintwork, an oak and glass banistered staircase and oak doors leading to 3 double bedrooms, bathroom room, computer room, utility, gym and one storage cupboard.

Bathroom **10' 10" x 7' 3" (3.3m x 2.2m)**

A spacious, modern bathroom with a ceramic floor, tiled walls with built in shelving, frosted window, extractor fan and an electric heated chrome towel rail. There is a white bath set upon a plinth with LED lighting, matching wooden vanity unit with a hidden toilet cistern, white toilet and wash hand basin and mirrored wall. This is complemented by a corner shower cubicle with a mains shower and dual hand held and rainwater showerheads.

Games room **7' 7" x 3' 3" (2.3m x 1m)**

An internal room which is currently being used as a computer room.

Bedroom 2 **17' 5" x 12' 2" (5.3m x 3.7m)**

A spacious, carpeted king sized bedroom that is currently being used as an office. It has French doors that open into the rear garden, a built in cupboard and a fitted double wardrobe with wooden sliding doors.

Bedroom 3 **13' 1" x 11' 6" (4m x 3.5m)**

A large double bedroom that is carpeted and has a window overlooking the rear garden and partial sea views. It has a built in double wardrobe with sliding wooden doors.

Bedroom 4 **11' 10" x 10' 10" (3.6m x 3.3m)**

Another stylish double bedroom that is carpeted and has a dual aspect with windows overlooking the front of the property and floods the room with natural daylight. It has a built in wardrobe with wooden sliding doors.

Utility room **8' 6" x 5' 11" (2.6m x 1.8m)**

A large utility room that has fitted wall and floor kitchen units with a dark grey worktop that incorporates a 1 1/2 grey sink with drainer. There is plumbing for a washing machine and tumble dryer. A window overlooks the side of the property and doors access the hall and integral double garage.

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

The carpeted stairs lead up to the wide landing that is flooded with natural light from a large window overlooking the front garden. This attractive space has an oak banister with glass panels and double glass panelled doors open into the lounge/diner. At the other end of the landing is an archway accessing the kitchen/diner and bedroom 1.

Bedroom 1 **20' 0" x 17' 9" (6.1m x 5.4m)**

A stylish, carpeted king sized bedroom that is neutrally decorated and has a very large window overlooking the front of the property which bathes the room with natural daylight. The room is subtly divided by a white wooden balustrade from the sleeping area and dressing area. The dressing area on either side of the room has 2 triple built in wardrobes with wooden sliding doors and a door leading into the en-suite shower room.

En-suite **8' 6" x 5' 11" (2.6m x 1.8m)**

A contemporary shower room features elegant marble wall tiling and Karndean flooring. A walk-in shower cubicle houses a mains fed dual shower system, offering both a raindrop overhead shower and a handheld attachment for added convenience. The suite includes a white toilet with a concealed cistern and a wash hand basin set within a sleek floating vanity unit. Above the basin, an LED illuminated mirror enhances both lighting and style. Additional features include a heated towel rail, frosted window and an extractor fan.

Kitchen/Diner 17' 1" x 14' 1" (5.2m x 4.3m)

This sleek Ashley Ann fitted kitchen and dining area combines style with functionality. It features floor-to-ceiling cabinetry, a range of floor and wall units, and a matching island with a breakfast bar and integrated sink. The cream units are beautifully complemented by wood effect worktops. The kitchen includes a selection of integrated appliances, comprising a dishwasher, fridge, freezer, Bosch electric hob, two electric ovens, and a warming drawer. Finishing touches include Karndean flooring, neutral décor, and a large rear facing window that offers views over the garden and out to the sea, flooding the space with natural light.

Lounge/Diner 24' 7" x 23' 7" (7.5m x 7.2m)

This spacious L-shaped room enjoys an abundance of natural daylight from 4 windows that overlook the garden and offer beautiful sea views. The space is finished in natural décor with Karndean flooring throughout, creating a warm and cohesive look. The dining area is conveniently positioned beside double glass-panelled doors leading into the kitchen/diner, enhancing the flow between living spaces. The main lounge area features a chimney breast with an electric stove-style fire, set upon a Caithness stone hearth, adding a charming focal point and a touch of character to the room.

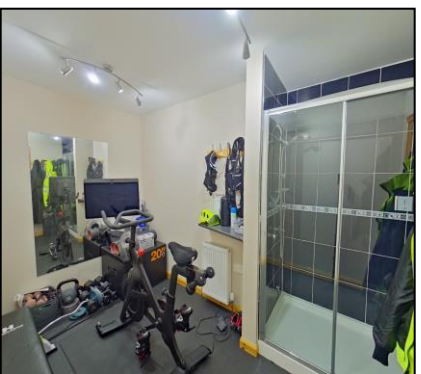
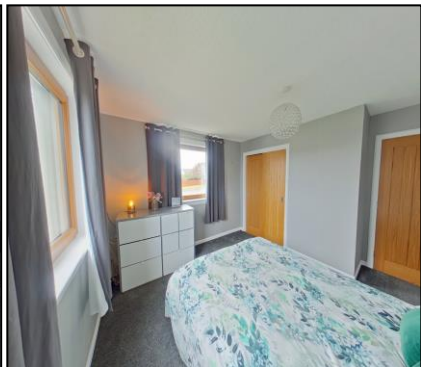
Garage 20' 0" x 17' 9" (6.1m x 5.4m)

Large double integral garage with 2 up and over garage doors, a window and single side door. It has an electric supply with sockets and overhead lighting.

Garden

A large wraparound garden which is mainly laid to lawn. The rear garden is secured by a wooden boundary fence and has a gravel and paved patio areas, wooden decking and a wooden garden shed. The front garden is open plan with a large tarmacked drive and lawn.

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

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