

**44
Princes Street
Thurso**

**Offers Over
£65,000**



- 6 Bedrooms
- Traditional build
- Renovation project
- 2 Storey maisonette
- Central location
- Investment

A substantial 6 bedroom traditional maisonette, ideally located in the heart of Thurso town centre. This spacious property boasts high ceilings and retains a number of original features, including staircases and internal doors, offering excellent potential for restoration. The accommodation is arranged over 3 floors. The ground floor comprises a porch, entrance hall, and rear lobby. On the first floor, there is a landing, lounge, kitchen, shower room, and 2 bedrooms. The second floor provides a further landing, bathroom, study, and 4 additional bedrooms. Situated within a vibrant coastal town on the famous North Coast 500, the property benefits from close proximity to a wide range of local amenities, shops, and services. The property is in need of full renovation and is currently uninhabitable. Prospective purchasers are advised to seek guidance regarding mortgageability prior to viewing. Gas central heating and double glazed. Council tax band C and EPC rating E.

Virtual tour through the Pollard Property website, www.pollardproperty.co.uk

What3words: ///imprints.uncle.plastic

**Porch** **8' 10" x 3' 11" (2.7m x 1.2m)**

A large wooden door opens into the porch. A glass panelled internal door opens into the entrance hallway.

Entrance Hall **20' 4" x 8' 10" (6.2m x 2.7m)**

The impressive hallway has a high ceiling and original staircase leading up to the first floor landing and a doorway to the rear lobby.

Rear Lobby **6' 11" x 4' 7" (2.1m x 1.4m)**

The rear lobby has an external door to the yard.

First floor landing **20' 8" x 13' 1" (6.3m x 4m)**

The wide landing has doors accessing the shower room, kitchen, lounge, bedroom 1 and 2. A staircase goes up to the second floor landing.

Shower Room **8' 2" x 4' 11" (2.5m x 1.5m)**

The shower room has a window and wood cladding on the walls. There is a toilet, wash hand basin and shower cubicle.

Kitchen **13' 8" x 8' 0" (4.16m x 2.44m)**

A galley kitchen has a window overlooking the front of the property. There are floor and wall units with and integral electric oven, ceramic hob and overhead extractor hood and space for a sink.

Lounge **20' 9" x 14' 4" (6.33m x 4.37m)**

A very spacious lounge with a high ceiling, ornate ceiling rose, original coving and door. There are 4 large windows overlooking the front and side of the property which flood the room with natural daylight and a gas fire.

Bedroom 1 **14' 9" x 13' 1" (4.5m x 4m)**

A spacious king sized bedroom with large windows overlooking the front of the property and a built in shallow cupboard.

Bedroom 2 **12' 6" x 12' 6" (3.8m x 3.8m)**

A spacious, well proportioned double bedroom with large windows overlooking the rear of the property.

Second Floor Landing **20' 8" x 8' 10" (6.3m x 2.7m)**

A wide, high ceiling landing that is naturally lit by a window on the half landing. There are doors accessing the bathroom, study, and 4 bedrooms.

Bedroom 3 **12' 2" x 11' 2" (3.7m x 3.4m)**

A spacious double bedroom with a half vaulted ceiling and a dormer window overlooking the front of the property.

Bedroom 4 **12' 6" x 11' 2" (3.8m x 3.4m)**

A spacious king sized bedroom with a dormer window and a half vaulted ceiling.

Bedroom 5 **12' 6" x 9' 10" (3.8m x 3m)**

A double bedroom with a half vaulted ceiling and a dormer window. It has plumbing for a sink and the original servant bell system above the door.

Bedroom 6 **8' 10" x 7' 3" (2.7m x 2.2m)**

A single bedroom with a dormer window and a half vaulted ceiling.





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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