

**19
Houston Terrace
Thurso**

**Offers over
£265,000**



- 3 Bedrooms
- Architect designed
- River views
- Detached bungalow
- Integral garage
- Chain free

A rare opportunity to acquire a circa 1970 architect designed, 3 bedroom detached bungalow with an integral garage and a large wraparound garden. Owned by a single family since its construction, this unique home is set in a stunning location at the end of a quiet and highly sought after cul-de-sac.

The property enjoys extensive views over the River Thurso, offering a peaceful and picturesque setting. The property is in walk in condition and neutrally decorated throughout.

The property layout is hall, snug, lounge, dining room, kitchen/diner, WC, shower room, 3 bedrooms, rear lobby and integral garage.

Electric central heating and double glazed. Council tax band D and EPC rating G.

For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///vowed.noted.villas

**Hall** **15' 5" x 6' 7" (4.7m x 2m)**

It has a solid front door with a glass fan light and adjacent window that floods the entrance hall with natural daylight. This is complemented by a skylight and glass internal door to hall 1. Other doors open into the snug and built in double cupboard. The entrance hall is neutrally decorated, has a decorative wood clad ceiling and the flooring is a combination of an inset coir doormat, quarry tiles and fitted carpet.

Snug **16' 9" x 8' 6" (5.1m x 2.6m)**

A spacious, light, multi-functional room that is neutrally decorated, carpeted and has a wood clad ceiling. There are internal windows looking into hall 1 and the lounge and a large external window overlooking the front garden.

Hall **18' 6" x 5' 7" (2.6m x 1.7m)**

An L-shaped hall that is neutrally decorated and is carpeted. It has doors accessing the entrance hall, lounge, WC, rear lobby, kitchen/diner and built in cupboard.

WC **4' 11" x 3' 3" (1.5m x 1m)**

An internal WC that is neutrally decorated with a vinyl floor, ceiling extractor fan, white toilet and bracket wash hand basin.

Rear Lobby **6' 3" x 3' 11" (1.9m x 1.2m)**

It has wood cladding on 2 walls, quarry tiled flooring and internal doors accessing the integral garage and hall 1. Along one wall is an external glazed door and window that open out into the rear garden and floods the space with natural daylight.

Lounge/Dining Room **29' 6" x 13' 5" (9m x 4.1m)**

Glass panelled double doors from the hall open into a stunning lounge/dining room. This spacious area features oak flooring, stylish wood panelled walls, and a striking wall of picture windows that offer elevated, uninterrupted views of the Thurso River, flooding the room with natural light. There are 2 additional windows looking out onto the garden and an internal window into the snug. The lounge and dining areas are partially divided by a fireplace, currently fitted with a gas fire (fed by bottled gas) set on a Caithness stone hearth, with the potential to be reinstated as an open fireplace. The dining room has space for a large dining table and seating for at least 6 people. A glass panelled door opens into the kitchen/diner.

Kitchen/Diner **13' 5" x 9' 2" (4.1m x 2.8m)**

A well proportioned kitchen/diner that has windows along 2 walls overlooking the front and rear of the property and making the room incredibly bright and sunny. The wooden floor and wall fitted kitchen units are in a horseshoe configuration with mock light grey marble worktops that incorporate a breakfast bar that spans the windows with views of Thurso river. There is a large double doored built in pantry cupboard, space for a standalone electric cooker and plumbing for a washing machine.

Hall 2 **12' 2" x 3' 3" (3.7m x 1m)**

A connecting hallway that has doors to the kitchen/diner, shower room and bedrooms 1,2 and 3. It is neutrally decorated and carpeted.

Shower Room **12' 2" x 6' 3" (3.7m x 1.9m)**

A spacious shower room that is neutrally decorated with a large frosted window that floods the space with natural daylight. There is a walk in shower with a wet wall splashback and an electric shower. This is complemented by a white toilet and a wash hand basin that is inset a vanity unit and below a big wall mirror.

Bedroom 1 **14' 9" x 10' 6" (4.5m x 3.2m)**

A generous sized double bedroom that is carpeted and neutrally decorated. It has a floor to ceiling window, a built in double wardrobe and a bracket sink with a wall mirror.

Bedroom 2 **11' 6" x 9' 2" (3.5m x 2.8m)**

Another bright and welcoming double bedroom that is carpeted and neutrally decorated. It has a similar window as bedroom 1 that looks out onto the garden and floods the room with natural daylight. There is a built in cupboard and beside it is a shower cubicle with wet wall splashback. Around the bed area are built in overhead cupboards, shelving and bedside cabinets.

Bedroom 3 **10' 2" x 8' 10" (3.1m x 2.7m)**

A double bedroom that is carpeted, neutrally decorated and has a floor to ceiling window overlooking the side garden which floods the room with daylight. There is a built in double wardrobe and a bed unit that has overhead cupboards, shelving and bedside cabinets.

Garage **22' 4" x 8' 10" (6.8m x 2.7m)**

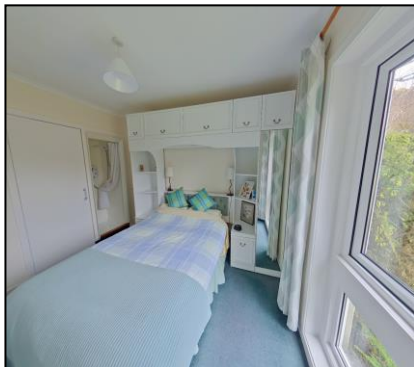
A large garage that is accessed by an up an over garage door and a side door that opens into the rear lobby.

Garden

The property boasts a generous wraparound garden, predominantly laid to lawn and complemented by a variety of established shrubs, mature trees, and flower borders. To the rear, the garden enjoys elevated, far reaching views over the River Thurso, with its boundary extending down the bank to the burn. A paved patio provides the opportunity for taking in the stunning surroundings. Adjacent to the property, there is a practical wooden shed for additional storage. At the front, the garden includes a driveway leading to the garage, along with additional parking space.

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

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





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