



1 Braehead House Shore Street Thurso

**Offers Over
£115,000**



- Beach Front Location
- Mains Gas Heating
- Sea Views
- 3 Bedrooms
- Outdoor Terrace
- Spacious Flat

This rarely available shore-front property has spectacular views of Holburn and Dunnet heads. The property is nestled in a historic group of properties adjacent to the harbour and Thurso bay. Only a short walk to the town centre where you can find various shops and supermarkets. Accommodation includes 3 bedrooms, bathroom, large kitchen/diner and lounge. Outside, there is a small courtyard and shed. Town gas heating. Council tax band B. Energy Performance rating C.

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

What3Words: ///viewing.unite.secondly

**Kitchen/Diner** **23' 4" x 16' 1" (7.1m x 4.9m)**

Entry to the kitchen is via a fully glazed uPVC door. The kitchen/diner is an extension with large windows in 3 directions which floods the room with light. The kitchen units have emerald green door with flecked grey worktops, paired with pale grey laminate flooring. There is space for two under counter appliances. White sink with chrome mixer tap is situated in front of the window where you have views over the harbour, beach, Holburn head and Orkney. The dining room is up a small step, once again with large windows and plenty light. Floors are a wood effect laminate. Twin doorless openings lead through to the lounge.

Lounge **14' 5" x 10' 10" (4.4m x 3.3m)**

The lounge feels like the heart of the property with traditional features like the arches to the lounge and the detailed architraves. Decor is light with cream carpets and off-white walls. There is access from the lounge to the bathroom, kitchen/diner and hallway.

Bathroom **7' 10" x 7' 3" (2.4m x 2.2m)**

Large family bathroom with separate bath and shower, toilet, sink and bidet. The room is fully tiled in an off-white and blue colour scheme. The curved shower enclosure has a white shower tray, sliding doors and a mains hot water massage shower unit. Two cupboards are nestled into a recess to provide discrete storage. Heating is provided by a white towel rail.

Hall **22' 0" x 2' 11" (6.7m x 0.9m)**

The long hallway connects the lounge to the bedrooms and the front door. There are built in storage cupboards all the way along the hall. There is a loft access where the boiler can be found.

Bedroom 1 **12' 10" x 9' 2" (3.9m x 2.8m)**

Situated at the far end of the hall is the main bedroom. It is decorated mainly in nutmeg white with a light plum feature wall behind the headboard. There is a window overlooking the terrace and beach. Storage is provided by built in furniture which is recessed into the wall, giving a low profile look.

Bedroom 2 **9' 10" x 8' 6" (3.0m x 2.6m)**

A slightly smaller double bedroom with sea views. Decorated neutrally with a natural coloured carpet and white walls.

Bedroom 3/Office **9' 10" x 8' 6" (3.0m x 2.6m)**

This room comfortably holds a single bed and some furniture. It is a bright room with sea views. Neutrally decorated.

Gardens

The property has fully enclosed wrap around grounds. There is a terrace next to the kitchen with incredible views, making it a great barbeque spot. Follow the path round and there is a wooden shed on the patio area facing the harbour.

All carpets, curtains and blinds included in the sale.

Contact Pollard Property on 01847 894141 to arrange a viewing.





Ground 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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