

**49
Rose Street
Thurso**

**Offers Over
£330,000**



- Open Plan Living
- Luxurious Finishes
- Mains Gas Heating
- Unique Architecture
- 4 Bedrooms
- Large Garage

An architecturally unique town house nestled into the old quarryside area of Rose Street and Barrock Street. The property can be accessed from either street and spans 3 floors with a sizeable garage on a 4th floor. The main living space encompasses views over Thurso and the Pentland Firth, and has a modern kitchen, spacious dining area and a cosy lounge. The main bedroom is luxuriously large with similar panoramic views, walk in wardrobe and generous sized ensuite. A further 2 large bedrooms and office/4th bedroom make this property a great family home, walking distance to several schools and the town centre. Parking can be in the garage or on street. Outdoor space includes a cliffside hot tub and terrace on Rose street. This is modern living at its finest, viewings recommended. Mains gas central heating. Council tax band F and EPC rating B.

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

What3Words: ///redeeming.hikes.diets

**Entrance Vestibule** **11' 6" x 6' 7" (3.5m x 2.0m)**

A large entrance with three floor to ceiling fitted storage cupboards and cushioned bench seat. Flooring is practical with large floor tiles and fitted door matt. Decor is neutral all round with white walls, modern wood grain internal doors with chrome highlights. There is a large vertical radiator. The WC is accessed from the vestibule and there is access to the middle landing.

WC **6' 7" x 2' 11" (2.0m x 0.9m)**

An adequate sized WC with window, white toilet and wall hung sink with drawer. Colour schemes are blue with white walls and grey tiled flooring. Heating is a tall chrome towel radiator. There is a shelf above the toilet for additional storage,

Middle Landing **20' 4" x 7' 3" (6.2m x 2.2m)**

A large central landing with the same contemporary grey tiles continued from the vestibule. The staircase is a striking minimalistic design with a rich wood finish and glazing.

Open Plan Living **49' 6" x 21' 0" (15.1m x 6.4m)**

This large room takes up the majority of the middle floor. The kitchen is situated at one end with a blend of gloss white and wood grain cabinetry. The island has a 6 ring induction hob with hidden sockets and flush ceiling extractor unit. There are two eye level ovens, one with microwave functions. The sink is a stainless steel bowl recessed into a solid grey Corian worktop with mixer tap. Integrated appliances include dishwasher and fridge freezer. The central dining area can hold a large table and chairs and has a row of three hanging lights for ambiance. The living area is surrounded in glass, taking advantage of the views over the town and sea. There is a wood burning stove with stainless steel flue set against a traditional slate wall. An additional triangular shaped "nook" off the living space makes an ideal space for lazy afternoons with a book!

Utility **6' 7" x 5' 7" (2.0m x 1.7m)**

The utility room is off the kitchen. It has fitted units and space for two under counter appliances. Complete with stainless steel sink and hanging rail for drying. The boiler is situated here.

Upper Landing **14' 9" x 10' 10" (4.5m x 3.3m)**

To call this space a landing does it an injustice. It is a large space with a velux window and could be used as an office, snug or yoga space. There is space for furniture - the current owners have a wall mounted TV and occasional chair. There is access to the office, bathroom, two bedrooms and attic.

Bedroom 1 **19' 0" x 14' 5" (5.8m x 4.4m)**

An extravagantly large bedroom with large glazed panels looking over the town. The stainless steel flue from the lounge fire extends through this room adding a warmth through the winter. There are two engineered wood panels at either side of the headboard where doors lead to the en-suite on the right and walk-in wardrobe on the left. The room has light carpets and whitewashed walls.

En-suite **8' 10" x 5' 7" (2.7m x 1.7m)**

Bathroom furniture includes toilet, sink and large walk in shower with mains hot water rainfall shower unit. All finishings are chrome. There is a drawer under the sink. The room has grey rectangular wall tiles and vinyl flooring.

Walk-In Wardrobe **10' 2" x 6' 3" (3.1m x 1.9m)**

The wardrobe is fully kitted out with hanging space and basket drawers. There is a velux window over a dressing table.

Bedroom 2 **13' 5" x 11' 10" (4.1m x 3.6m)**

A spacious double room with two windows. Three white walls and one dusty blue coloured wall adding a bit of colour. Plenty space for a king sized bed and furniture. Floors are a cream carpet.

Walk-In Wardrobe **6' 11" x 5' 7" (2.1m x 1.7m)**

Furnished with wooden shelving and chrome hanging rails. There is a small window allowing some natural light. Carpeted and decorated similarly to the bedroom.

Office/Bedroom 4 **9' 10" x 7' 3" (3.0m x 2.2m)**

The office has fitted units all round including 2 drawer packs, two tall cupboards, double base unit and single base unit. Doors are a gloss grey with chrome handles. Wood effect work surface and matching shelves. Flooring is a click vinyl and walls are whitewashed.

Bathroom **9' 10" x 9' 10" (3.0m x 3.0m)**

A large bathroom with separate bath and shower. The bath has wall mounted taps and a hidden filler in place of a tap. There is a quadrant shower with chrome rainfall shower head, chrome controls and chrome trim. A white toilet and sink unit with drawer completes the bathroom. Light decor with large square floor tiles and brick effect splashback behind the sink and bath. The shower is fully wet walled.

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

The lower landing has a bank of floor to ceiling storage cupboards. There is access to the rear of the property via a stainless steel spiral staircase.

Bedroom 3 **17' 1" x 13' 1" (5.2m x 4.0m)**

A large bedroom with two windows. Painted with a light blue colour. Carpet is a cream colour. There is a fitted desk at one side.

En-Suite **6' 11" x 5' 7" (2.1m x 1.7m)**

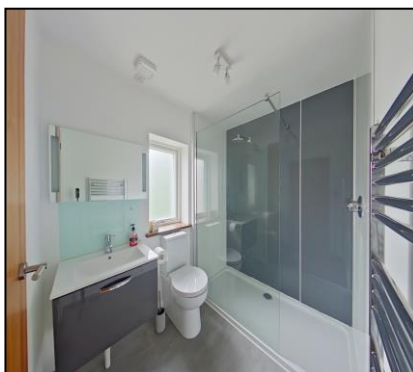
The ensuite has a large shower enclosure with dark wetwall on the back wall and lighter wetwall on the sides. A fixed shower screen means no moving parts for cleaning and maintenance. There is a white coupled toilet unit and wall hung sink built into a single drawer vanity. There is a chrome towel rail.

Garage **28' 7" x 10' 6" (8.7m x 3.2m)**

Large garage with electric sectional door. The garage benefits from having power and water.

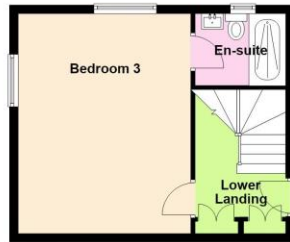
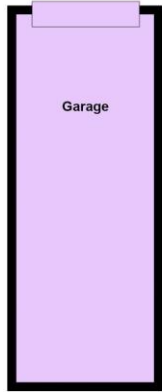
Gardens

Beautifully built into the old quarry cliff face. There is a terraced set of flower beds and gabions filled with stone sourced from local beaches. the cliff face is partially wood lined with blue stained planks. There is a hot tub, nestled into the back garden. There is also a small shed idea for garden tools. The front garden has an artificial grass terrace and a small area set to paving and decorative gravel which would suit some garden furniture or the occasional BBQ.

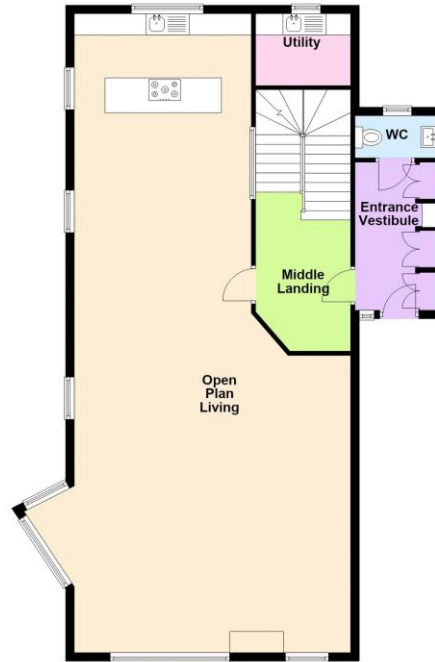




Ground Floor



First Floor



Second 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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