



Sunnyside 106 Portskerra Thurso

**Offers Over
£330,000**



- 5 Bedrooms
- 2 x Garages
- Dramatic Coastal Views
- Large Ground
- Stone Barn
- Oil Heating

This substantial family home is located in the picturesque area of Melvich known as Portskerra. The outdoor areas include 2 linked garages, a large barn with side workshop, patio area, parking for in excess of 8 vehicles, enclosed front lawn with established borders that bring plenty colour to the property. The property is stunning from the outside with gleaming white walls, slate roof and an ocean backdrop with dramatic cliffs and sandy beaches. Viewing essential to appreciate the unique building and setting. It is currently a large family home with 5 bedrooms and 2 reception rooms but could easily be separated into two properties to include a holiday let with an income, or a granny annex. Oil central heating, EPC rating D, council tax band C.

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What3Words: ///formally.repeating.froze

**Boot Room** **5' 11" x 7' 10" (1.8m x 2.4m)**

A practical room with red painted concrete floors and light decor. Plenty of room for stowing coats and shoes and an additional appliance such as a chest freezer or tumble drier.

Utility **11' 2" x 6' 11" (3.4m x 2.1m)**

The boot room leads into the utility room where there is plenty storage space. There is room for a washer and drier, and American fridge freezer. Finished off with a Karndean flooring and neutral walls.

Kitchen/Diner **14' 5" x 11' 6" (4.4m x 3.5m)**

A spacious kitchen with a bank of oak kitchen units with dark grey tops and matching splashback. Appliances include a stainless steel sink, and cooker with separate oven and grill. The minimalistic kitchen is complimented with a walk in pantry which provides a vast storage space for food and occasional appliances. The room can hold a large dining table and chairs. The room has a rustic feel with wooden ceiling beams, karndean flooring, neutral paintwork and pine joinery.

Hall **19' 8" x 5' 11" (6.0m x 1.8m)**

The hallway has a traditional feel with a wooden carpeted staircase, light carpeted floors and light pink walls. There are doors to the kitchen, shower room, lounge, bedroom 1 and front porch.

Shower Room **11' 6" x 4' 7" (3.5m x 1.4m)**

A long room with wetwall on 3 walls and the remaining wall painted light blue. Grey tile effect vinyl floors. Suite includes a white quadrant shower enclosure and mains hot water shower, sink and toilet.

Lounge **13' 1" x 10' 10" (4.0m x 3.3m)**

A cozy room with a window to the front garden and an inset multifuel stove set in a traditional Caithness Flagstone fireplace with rough slate hearth and polished slate mantle. Floors are a natural coloured carpet. Walls are burgundy to a dado rail and neutral above.

Bedroom 1 **13' 1" x 11' 2" (4.0m x 3.4m)**

Large main bedroom with window to the front garden and twin built in wardrobes with double louvre doors. The colour scheme is a light pink.

Bedroom 2 **9' 10" x 8' 10" (3.0m x 2.7m)**

Large bedroom with south facing window. Decorated with orange and red coloured walls. Double doors open to a huge wardrobe space.

Bedroom 3 **13' 1" x 9' 10" (4.0m x 3.0m)**

The third bedroom has a south facing window and an east facing window. The east window takes in sea views. The room has a large built in wardrobe with double doors. Colour schemes are bright with yellows and lilac.

Office **7' 10" x 7' 7" (2.4m x 2.3m)**

The office has a timber velux window and some built in shelving. Grey carpeted floors and neutral paintwork.

Laundry Room **14' 9" x 11' 10" (4.5m x 3.6m)**

This room is currently used as a laundry room or food prep room but could be developed into a fully equipped second kitchen. The units have a solid wood door with green tops and matching splashback. There is a stainless steel sink. A staircase leads to two further rooms. The door to the hallway leads to the 4th bedroom and wet room. The floors are a colourful tile effect vinyl. Paintwork is a blend of white and light rose colours.

Hall **13' 1" x 3' 7" (4.0m x 1.1m)**

The hallway has a light mint green colour scheme with grey vinyl flooring. There are doors leading to the front porch, bedroom 4, wet room and laundry room.

Porch **6' 7" x 4' 11" (2.0m x 1.5m)**

The porch is fully glazed from the windowsill up with a perspex ceiling. The front door and windows are a white uPVC. Floors are a grey vinyl with a light lilac wall colour.

Wet Room **8' 6" x 7' 10" (2.6m x 2.4m)**

The wet room has been adapted for disabled use including an electric shower with wall hung seat. There is a vanity with a white sink and separate toilet and bidet. The wetroom flooring is a purple colour with white walls and cream wet wall.

Hobby/Games Room **21' 8" x 13' 1" (6.6m x 4.0m)**

The wooden staircase leads up to the large attic room with coombed ceilings and south facing velux windows. Decor is neutral all round with a wood effect vinyl flooring. There are two storage cupboards and a door leading to the 5th bedroom.

Bedroom 5 **13' 1" x 13' 1" (4.0m x 4.0m)**

Decorated in the same style as the games room, this is a large bedroom with a south facing velux window.

Garages, Barn and Gardens

The two garages are single sized with a sheet metal construction and double hinged doors. They have concrete floors and power.

The large barn makes an excellent workshop, but could be renovated into a bothy, studio or home office. The floors are concrete and are reminiscent of the historic use as a cow shed. There is an end room for additional storage or workshop space.

The outside space is varied with a large driveway that could accommodate at least 8 vehicles. There is a paved patio to the rear. The front garden is enclosed with a white washed masonry wall, which matches the exterior of the property, and enhances the overall visual appearance. The garden itself is mostly laid to lawn with a paved patio adjacent to the property. The front garden is also south facing.

All carpets, curtains and blinds included in the sale.





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