



**3
Macdonald Green
Thurso**

**Offers Over
£280,000**



- 5 Bedrooms
- Detached house
- Spacious rooms
- Detached garage
- Prime location
- Wraparound garden

A rare opportunity to acquire this hidden gem. This impressive 5 bedroom detached house features a detached garage and a wraparound garden, offering both privacy and versatility. Ideally positioned in a sought after location within a quiet cul-de-sac, the property boasts spacious accommodation throughout, complemented by an abundance of storage.

The ground floor layout is: porch, hall, lounge, kitchen, utility room, dining room, bedroom 5, shower room, rear lobby, rear porch. First floor: landing, 4 double bedrooms and bathroom.

With oil central heating, a wood burning stove, PV solar panels and double glazing throughout. Council tax band F and energy performance rating D. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words:///circles.remind.responses

**Entrance Porch** **9' 10" x 3' 7" (3m x 1.1m)**

Enter via a half glazed front door into a large porch that has windows along 2 walls. It is neutrally decorated with a parquet floor and a half glazed lockable door with adjacent window that opens into the hallway.

Hallway **17' 9" x 15' 9" (5.4m x 4.8m)**

A wide L-shaped hallway that is carpeted and neutrally decorated. It has a carpeted staircase to the first floor landing, doors accessing the porch, lounge, kitchen, rear lobby, shower room, bedroom 5 and dining room. There is an open fronted under stairs cupboard providing storage.

Lounge **19' 8" x 14' 5" (6m x 4.4m)**

A generously proportioned lounge, finished in neutral tones and complemented by a wooden floor. Dual aspect windows provide an abundance of natural light while offering views over the front and side gardens. A striking stone fireplace with a Caithness stone hearth serves as a focal point, complete with a wood burning stove.

Kitchen **16' 9" x 12' 6" (5.1m x 3.8m)**

Another spacious room, finished in neutral tones with a laminate tiled floor. Two windows overlook the side and rear gardens, filling the space with an abundance of natural daylight. Fitted floor and wall units in a wood effect finish run along 3 sides of the room, complemented by mock brown marble worktops and Metro tiled splashbacks. The kitchen is equipped with a stainless steel 1 1/2 bowl sink with drainer, and an integrated extractor hood positioned above a freestanding Rangemaster cooker, featuring a six burner gas hob, 2 electric ovens, and a grill. Plus space for a table and seating for at least 6 people; and an under counter fridge. Doors provide access to the hall and a separate utility room.

Utility room **9' 2" x 8' 10" (2.8m x 2.7m)**

A well proportioned room, neutrally decorated and finished with a laminate wood floor. A window overlooking the rear garden allows for plenty of natural light, creating a bright and sunny space. The room is fitted with white floor and wall units, complemented by mock marble and wood effect worktops. There is plumbing in place for a washing machine, tumble dryer, and dishwasher, along with space for an under counter freezer. Doors provide access to the kitchen and the rear lobby.

Rear Lobby **9' 2" x 3' 3" (2.8m x 1m)**

A connecting room with doors accessing the hall, utility room, rear porch and shower room. There are built in cupboards and neutrally decorated.

Rear Porch **4' 3" x 3' 7" (1.3m x 1.1m)**

A handy storm porch with a window and an external door accessing the rear garden. It is neutrally decorated with a quarry tiled floor and inset coir mat.

Shower Room **9' 2" x 4' 11" (2.8m x 1.5m)**

A modern shower room with a tiled floor, partial tiled walls and a frosted window. It has a built in shower with a mains shower, ceiling extractor fan and tiled splashback. This is complemented by a white toilet, pedestal wash hand basin and chrome heated towel rail.

Bedroom 5 **14' 5" x 11' 6" (4.4m x 3.5m)**

A spacious and well proportioned ground floor double bedroom, currently utilised as a craft room. The room is neutrally decorated and features a laminate wood design floor, with a window overlooking the rear garden that floods the room with natural daylight.

Dining Room **17' 5" x 12' 6" (5.3m x 3.8m)**

Another large, well proportioned room that is neutrally decorated with a laminate wood style floor and a big window overlooking the front garden that provides plenty of natural light. It has space for a dining table and seating for at least 8 people.

Landing **14' 9" x 3' 11" (4.5m x 1.2m)**

The carpeted stairs and large landing are neutrally decorated and naturally lit by a skylight. Doors access 4 bedrooms, bathroom and 3 cupboards. A ceiling hatch opens into the loft space.

Bathroom **8' 2" x 6' 7" (2.5m x 2m)**

A spacious and well presented bathroom, neutrally decorated with partially tiled walls and a frosted window that provides both natural light and ventilation. The suite comprises a corner bath with an electric shower and tiled splashback, complemented by a toilet and pedestal wash hand basin. Additional features include a ceiling extractor fan and a chrome heated towel rail.

Bedroom 1 17' 1" x 11' 10" (5.2m x 3.6m)

A generously sized room, neutrally decorated and featuring laminate wood flooring, with a dormer window overlooking the front garden. This king size bedroom benefits from built in wardrobes along one wall, as well as 2 additional cupboards, providing excellent storage

Bedroom 2 15' 5" x 11' 10" (4.7m x 3.6m)

Another spacious bedroom, neutrally decorated and featuring laminate wood flooring, with a dormer window overlooking the rear of the property. The room benefits from a large built in cupboard and a door providing access to an eaves room (3m x 2.1m), offering versatile, multi functional use.

Bedroom 3 10' 6" x 9' 2" (3.2m x 2.8m)

Currently used as a study, this attractive double bedroom is neutrally decorated and features laminate wood flooring. A dormer window overlooking the rear garden allows for plenty of natural light, while a large built in cupboard (2.3m x 0.8m) provides more storage.

Bedroom 4 14' 1" x 10' 10" (4.3m x 3.3m)

A bright and welcoming double bedroom featuring a dormer window overlooking the front of the property. The room is neutrally decorated and benefits from laminate wood flooring, along with a built in double wardrobe spanning one wall.

Garage & workshop 24' 11" x 10' 6" (7.6m x 3.2m)

A detached garage with workshop. It has an electric connection, an up and over door and a single door at the side accessing the rear garden.

Included in the sale: carpets, curtains, blinds and white goods in the kitchen and utility.

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





Ground Floor



First 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.

INTERESTED PARTIES SHOULD NOTE: Particulars have been prepared to give intending purchasers an overall view of the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, or facilities are in good working order. Purchasers must satisfy themselves on such matters before purchasing. It should not be taken that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be taken that the property remains as displayed in the photographs. Areas, measurements or distances referred to are given for guidance only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Planning permissions or potential uses such information is given in good faith, purchasers should make their own enquiries into such matters. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Neither these particulars nor any communication by us on behalf of the vendor relative to the property shall form part of any contract unless it is incorporated within a self proving document signed by or on behalf of our client in terms of Section 3 of the Requirements of Writing (Scotland) Act 1995. No representation or warranty in relation to the property is given by us and no person in the employment of Pollard Property or anyone employed by them has any authority to make such representation or warranty. All offers will receive consideration but the sellers do not bind themselves to accept the highest or any offer. The sellers reserve the right to accept any offer at any time regardless of whether or not a closing date for offers has been fixed and without notifying any other interested party of their intention to do so.