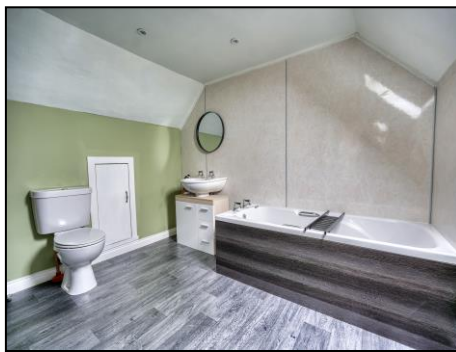




**70
Rose Street
Thurso**

**Offers Over
£135,000**



- 3 Bedrooms
- Quiet Location
- Open Plan Kitchen Diner
- Gas Central
- Town Views
- Close to Schools

This traditional stone built 3 bedroom house with fabulous panoramic town views is situated in a quiet area of Thurso. The property has spacious and versatile accommodation, suited to first time buyers, families and BTL investors. Thurso is a coastal town in the far north of Scotland with views to Orkney I and all the usual amenities including schools, GP's, supermarkets and a leisure center. Transport includes daily trains & buses. The accommodation boasts a large kitchen/diner with flagstone floor in kitchen area, 2 bedrooms, lounge & WC on the ground floor with an additional bedroom & large bathroom on the 1st floor. Mains gas heating, Council tax band C and energy efficiency rating D.

A Home Report and virtual tour can be found on our website: pollardproperty.co.uk

What3words:///nerves.enigma.kept

**Lobby** **9' 2" x 4' 3" (2.8m x 1.3m)**

A half glazed uPVC wood grain front door leads into the porch which has plenty coat hanging space. One feature wall is decorated with half height green wood panelling and wallpaper. The remaining walls are neutrally decorated with carpeted floors.

Living Room **14' 9" x 14' 9" (4.5m x 4.5m)**

A spacious L-shaped living room with neutral walls, grey carpet and 2 windows which provides natural light. Tastefully decorated with one grey/silver wallpapered wall, and 3 neutrally painted walls.

Kitchen **9' 2" x 11' 2" (2.8m x 3.4m)**

Spacious, well-equipped kitchen featuring light wood cabinets, dark worktops and Caithness slate flooring, integrated stainless-steel appliances, a tiled splashback, and a large window providing natural light. There is a window overlooking the front garden and the partition to the dining room has been opened out to create a larger, more inviting space.

Dining area **10' 2" x 11' 6" (3.1m x 3.5m)**

Cosy dining area featuring dark wood-effect flooring, checked wallpaper, and a large window with dark curtains. A traditional fireplace adds character and warmth to the space. The flooring is a wood effect vinyl.

Rear Hall **7' 3" x 6' 7" (2.2m x 2.1m)**

The hallway space off the dining room leads to the WC, bedroom 1, bedroom 2 and the back porch. Decor is neutral with white walls and a dark grey carpet.

Back Porch **3' 11" x 3' 3" (1.2m x 1.0m)**

The back porch is decorated with a grey tartan patterned wallpaper and dark grey carpet. The back door is a wood grain uPVC door.

W/C **3' 7" x 4' 11" (1.1m x 1.5m)**

A compact W/C featuring a white toilet, wall-mounted washbasin, pale green walls, and dark grey tiled flooring. A chrome heated towel rail wall-mounted and toilet roll holder.

Bedroom 1 **12' 2" x 10' 10" (3.7m x 3.3m)**

Spacious bedroom with neutral cream walls, grey carpet flooring, white internal doors, and a sloping ceiling. The room benefits from ample natural light and offers generous floor space.

Bedroom 2 **8' 6" x 11' 10" (2.6m x 3.6m)**

Bedroom with pale green and cream walls, grey carpet flooring, a plain ceiling, and a large window with grey curtains, providing a neutral and comfortable space with good natural light.

Stairs and Landing **9' 6" x 3' 7" (2.9m x 1.1m)**

The space at the bottom of the stairs has a recess for utility appliances. The stairs are carpeted and lead up to a small landing where there is access to the third bedroom and the family bathroom. There is one papered wall with a grey check pattern, the remaining walls are white.



Bedroom 3 **11' 6" x 9' 6" (3.5m x 2.9m)**

Spacious bedroom with dusty pink walls, a patterned feature wall, sloping white ceilings, grey carpet flooring, and a skylight providing natural light. The room has a cosy feel with neutral finishes and white skirting boards

Bathroom **10' 2" x 9' 6" (3.1m x 2.9m)**

Spacious and modern bathroom featuring pale green walls, a sloping white ceiling, grey wood-effect flooring, and a large bathtub with a dark wood-effect panel. The room also includes a white toilet, a washbasin with vanity storage, and cubicle shower, creating a clean and contemporary feel.

Gardens

70 Rose Street is a traditional town cottage situated on the top end of the street which is a very quiet and residential spot. There is access round the side where there are two timber sheds. The back garden is on an incline and the elevated position allows for beautiful town views.

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

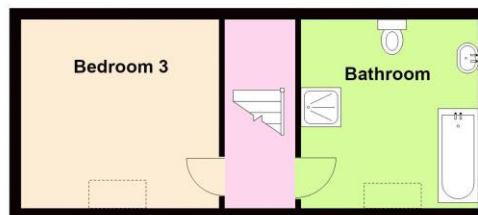




Ground Floor



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.

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