

## 45 Rose Street, Thurso



**Offers Over £200,000**

A delightful semi-detached house decorated to a high standard and retains many Victorian features whilst feeling contemporary. Situated in a much sought after area of Thurso, within walking distance of the train station, doctors and dental surgeries, schools, Thurso college and town centre. The property comprises of: vestibule, hall, lounge, snug/kitchen/diner, 3 bedrooms, 2 bathrooms, garage and off-road parking. Low maintenance secure garden. Gas central heating and double glazed. Viewing highly recommended. Council Tax Band D. Energy efficiency rating: D

- 3 bedrooms
- Semi-detached house
- Decorated to a high standard
- Victorian features
- 2 family bathrooms
- Sought after Thurso area
- Double glazed
- Gas central heating
- Excellent panoramic views
- Energy efficiency rating: D

 **Property  
Sales**

 **Market  
Valuations**

 **Pre-Sale  
Consultancy**

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# Accommodation



Enter through a solid wooden front door into the large vestibule which has an original etched glass door leading into the impressive hall. The neutrally decorated carpeted hall has an attractive Victorian wooden staircase to the mid and first floor landing. The ground floor hall leads to the lounge, snug/kitchen/diner and downstairs bath/shower room.

The spacious and well-presented lounge is neutrally decorated, has a high ceiling with original Victorian cornices and an open fireplace. The large sash style double glazed bay window overlooks the front garden and Thurso townscape, giving plenty of natural daylight into the room.

The kitchen has modern style fitted floor and wall units, integrated fridge/freezer, dishwasher, extractor fan, gas hob and oven with space for a washing machine. It is a light, airy room with two large double glazed windows to the rear and side of the property and a high white tongue and groove ceiling. There is space for a dining table and seating for at least six people. At the other end of the room is a snug area with a multi fuel burner and space for an easy chair and a double sofa. This makes the entire room into a multi-functional space.

From the kitchen zone, there is a glazed door leading to a side porch giving access to the garden and another door to the downstairs bath/shower room. The bath/shower room is decorated to a very high standard with a whirlpool bath, white hand basin and toilet, walk in enclosed shower cubicle with extractor fan. The room also has a window allowing light and ventilation. The bathroom is wet walled and fitted with modern storage units.

On the mid landing there is a brand new shower room, tiled floor to ceiling, it benefits from a heated towel rail and is lit/ventilated by a velux window.

The large first floor landing gives access to the master bedroom, bedrooms 2 and 3. All bedrooms have high ceilings, fitted carpets and are tastefully decorated.

The spacious master bedroom has modern built in mirrored wardrobes and two large windows. One window overlooking the front and the other to the side of the property. This gives masses of daylight into the room making it light and airy. There are wonderful panoramic views of Thurso stretching to the Thurso bay.

Bedroom 2 is spacious with modern fitted wardrobes and cupboards. It has a Victorian decorative alcove feature and a large sash style

double glazed window overlooking the rear garden. Bedroom 3 is a well-proportioned room and looks over the front garden.

Outside, the front garden is terraced. To the rear, there is a paved patio area, lawn and flower beds. Both gardens are low maintenance. At the end of the rear garden is a block-built garage. It has a remote controlled electric door and small entrance door. The garage and off road parking for 2 cars is accessed from Duncan Street. The garden is walled and secure.

Blinds, curtains and carpets are included in the sale.

**Vestibule** 7' 0" x 7' 4" (2.13m x 2.24m)

**Hall** 16' 3" x 7' 4" (4.95m x 2.24m)  
At its longest and widest

**Lounge** 18' 8" x 14' 1" (5.69m x 4.28m)

**Kitchen/Diner/Snug** 26' 7" x 14' 6" (8.09m x 4.43m)  
At its longest and widest.

**Downstairs bathroom** 11' 7" x 8' 2" (3.53m x 2.5m)

**Mid Landing Showerroom** 7' 4" x 6' 5" (2.24m x 1.95m)

**First Floor Landing** 9' 4" x 4' 0" (2.85m x 1.22m)

**Master bedroom** 13' 3" x 12' 0" (4.05m x 3.66m)

**Bedroom 2** 14' 1" x 11' 10" (4.28m x 3.6m)

**Bedroom 3** 9' 5" x 9' 4" (2.86m x 2.85m)

**Garage** 20' 1" x 15' 4" (6.11m x 4.68m)

**Asking Price** in Scottish Legal Form to Pollard Estate and Letting Limited. **Viewing** By appointment through Pollard Estate and Letting Limited. Tel 01847 698242.

**Entry** By arrangement **For current tax bandings:** [www.saa.gov.uk](http://www.saa.gov.uk)

**Mortgage Information.** Please ring us to discuss your requirements.

**Valuation:** If you would like a **Free, no obligation valuation and market appraisal on your property** please contact Thurso on 01847 698242.

**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 Pollards Estate and Letting Ltd 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.



Ground Floor



First Floor



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