

**Hillcroft  
79 Princes Street  
Thurso**

**Offers Over  
£240,000**



- 4 Bedrooms
- 1930's architect designed
- Large garden
- Detached house
- Original features
- Garage

A 1930s architect-designed house with original features like hardwood flooring, staircase, bathroom, and even staff call buttons in each room that is quite rare and adds charm and character. The same family has owned it since it was built and it has never been on the market which enhances the rich history and appeal of the property. There is a garage and large wraparound garden adding practicality and private space.

The ground floor layout: porch, hall, lounge/diner, kitchen, lobby, study/bedroom. First floor: landing, 3 large bedrooms and bathroom. It has electric heating and has mains gas connected to operate the Rayburn, hot water and the radiator in the bathroom.

Council Tax band E and energy performance rating F. Home Report and virtual tour through the Pollard Property website, [www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: ///films.joggers.elect

**Porch** **5' 11" x 4' 11" (1.8m x 1.5m)**

The large entrance porch has an original quarry tile floor and a deep cloak cupboard. There is a big window overlooking the front garden and a glass panelled internal door opening into the hall.

**Hall** **26' 3" x 6' 7" (8m x 2m)**

The handsome hall is light and spacious with doors leading into the kitchen/diner, lounge and study/bedroom. There is an original oak floor, neutral decoration and a carpeted staircase going to the first floor.

**Lounge/Diner** **22' 8" x 17' 9" (6.9m x 5.4m)**

An attractive, L-shaped room that has dual aspect windows overlooking the front and rear of the property. The room has neutral decoration, a high ceiling, original wooden oak flooring and a 1930s marble fireplace with a working open fire. In the recesses either side of the fireplace are built in shelving and cupboards. The lounge area flows into the dining room which has space for a table and seating for at least 6 people. There is a built in cupboard and a door linking the kitchen revealing a serving hatch and cutlery tray. A side door opens back out into the hall.

**Kitchen** **12' 6" x 9' 10" (3.8m x 3m)**

A delightful country style kitchen with the original working staff button bell unit above the door. The room has linoleum flooring, a serving hatch, built in kitchen units, glass fronted wall units and breakfast bar that can seat at least 4 people. There are wooden worktops which incorporate a 2 burner gas hob and stainless steel sink with drainer that is below a large window overlooking the rear garden. There is space below the worktop for a fridge and plumbing for a washing machine. Next to the gas hob is a Rayburn range with 2 ovens and 2 hotplates with a tiled splashback. The ceiling has a hatch and a drying dolly operated by a pulley. There is a built in larder with outside vent.

**Rear lobby** **4' 3" x 2' 11" (1.3m x 0.9m)**

A handy lobby with access to the rear garden via a half glazed external door. An internal door opens into the coal bunker.

**Study/Bedroom 4** **13' 9" x 9' 10" (4.2m x 3m)**

This room is currently being used as a study but could be easily changed to a fourth bedroom. It is a large, well proportioned space that has a high ceiling, original wooden floor and open fireplace with brick surround and hearth. Beside the fire is the working staff bell push and a large window with views of the front garden that floods the room with natural daylight. There is a large under stairs cupboard that is ideal for additional storage.

**Landing** **26' 3" x 6' 11" (8m x 2.1m)**

The staircase is formed of 2 adjoining quarter landings and is carpeted. It has natural light from a tall Crittall window overlooking the side of the property and a double glazed window with views of the front garden. Doors lead off from the main landing to the bathroom, 3 bedrooms and airing cupboard. A ceiling hatch gives access to the loft space.

**Bathroom** **10' 2" x 5' 11" (3.1m x 1.8m)**

A large room has vinyl flooring, neutral decoration, the original 1930s bathroom suite of toilet, bidet, wash hand basin and bath. It has the staff call button above the bath. The room is half panelled, has linoleum flooring and a chrome heated towel rail. The room is bathed with natural daylight by a big window overlooking the rear garden.

**Bedroom 1** **15' 5" x 11' 10" (4.7m x 3.6m)**

A carpeted, king sized bedroom that is flooded in natural daylight by the large picture window overlooking the front of the property. The room has one wall of built in wardrobes with hanging rails and drawers. There are original features of a wash hand basin, staff call button and a tiled fireplace with an open fire.

**Bedroom 2** **13' 5" x 12' 10" (4.1m x 3.9m)**

A carpeted double bedroom that has a high ceiling, large picture window and 2 built in wardrobes. The original features are a tiled fireplace with open fire, staff call button and a wash hand basin.

**Bedroom 3** **13' 9" x 9' 10" (4.2m x 3m)**

A double bedroom with a high ceiling, wooden floor and a large window overlooking the front of the property. This bright room's original features are the oak floor, staff call button and tiled fireplace with open fire.

**Garage** **17' 9" x 10' 2" (5.4m x 3.1m)**

The attached garage is accessed externally. It has a manual up and over door and a rear single door. There are electric sockets and overhead strip lighting.

**Garden**

An attractive wraparound garden with a greenhouse, stone shed, established trees, shrubs and flowerbeds. The boundary is a combination of Caithness stone dyke wall, hedge and wooden fence. The front garden is terraced with Caithness flagstone paths, steps, flowerbeds and lawn.

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

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





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