



**4
Burnside
Thurso**

**Offers Over
£350,000**



- 6-7 Bedrooms
- Detached house
- Cliff top location
- Stunning sea views
- Possible annex division
- Solar panels

**** £20,000 below Home Report valuation ****

A rare chance to be the owner of a 6-7 bedroom, detached house on the cliff top at Burnside. It has spectacular views of the sea, Scrabster harbour, the Orkneys and Dunnet Head with a private access to the beach below. The house is designed to have the flexibility to be one entire house or annexed. There is planning permission for alterations to the rear of the property if the future owner is wishing to redevelop.

On the ground floor the layout is: 2 entrance halls, lounge, study, kitchen/dining room, sun room, studio/snug/bedroom, shower room, utility room, open plan lounge/kitchen/utility and 2 bedrooms. First floor: landing, master bedroom with balcony & shower en-suite, 3 bedrooms and bathroom with sauna. The large rear garden is lawned with a patio, sheds, woodstore, a bank of solar panels and a gate opening to the a private path down to the beach. The front garden has a wide driveway, lawn, flowerbeds and established trees and shrubs. Council tax band F and energy performance rating D.

Please go to our website pollardproperty.co.uk for the Home Report and 360 virtual tour.

What3 words: ///educates.qualify.exams

**Main entrance** **6' 11" x 16' 9" (2.1m x 5.1m)**

The property has 2 front entrances but the main entrance is on the left hand side. It has fully glazed double doors that open into the wide hallway. There is a tiled foyer, laminate flooring and an open tread dogleg staircase. There are doors accessing the lounge, dining room and corridor to the rest of the ground floor.

Lounge **21' 8" x 11' 10" (6.6m x 3.6m)**

The spacious lounge is carpeted and has neutral decoration. It has patio sliding doors overlooking the front garden, fully glazed double doors to the sun room and an archway opening to the study. This floods the room with natural daylight. A recently installed multi fuel stove sits on a Caithness stone hearth and surrounded by a Caithness stone fireplace and adjacent stone console. This focal point makes the room cosy and attractive.

Study **10' 10" x 10' 6" (3.3m x 3.2m)**

The study is currently being used as a craft room. It has a door leading to the dining room, a small built in cupboard and an open archway to the lounge. It is neutrally decorated, carpeted and has 2 internal windows looking out to the sun room.

Dining room **13' 5" x 7' 7" (4.1m x 2.3m)**

This room is neutrally decorated and carpeted with glass panelled doors to the study and main entrance. It has a large open archway to the kitchen. Due to these openings the room is light and welcoming.

Kitchen **13' 1" x 11' 10" (4m x 3.6m)**

The well proportioned kitchen is bathed in natural light due to 2 windows overlooking the rear garden that have stunning sea views plus a glass panelled door into the sun room. It has wooden country style fitted wall and floor units with a breakfast bar that can seat 4 people. The kitchen units have an integrated ceramic 4 burner electric hob, an overhead extractor, an electric oven and a dishwasher. The room is neutrally decorated with a ceramic tiled floor and white tiled splashback.

Sun room **18' 4" x 13' 5" (5.6m x 4.1m)**

This large sun room can be entered by the lounge or kitchen and wraps around the study. It has 2 walls of windows that take full advantage of the stunning seascape and garden. There is the continuation of the kitchen flooring and decor. The current owners use this as a dining room and chill out room. Double French doors lead out to a wooden decking area and rear garden.

Corridor **16' 5" x 3' 3" (5m x 1m)**

A handy corridor links the main entrance to the other hall entrance with doors leading to the shower room and 2 bathrooms. A door at the main entrance can be locked to make this side of the property private and annexed.

Bedroom 5 **10' 10" x 10' 6" (3.3m x 3.2m)**

A sunny, ground floor double bedroom. It is carpeted, neutrally decorated and has a glass panelled door opening into the corridor. A large window overlooks the front garden.

Bedroom 6 **10' 10" x 9' 10" (3.3m x 3m)**

A duplicate double bedroom to bedroom 5 with the same sunny outlook but has a wooden panelled door to the corridor.

Shower room **8' 6" x 7' 10" (2.6m x 2.4m)**

This room has a ceramic tiled floor and tiled splashback walls. There is a built in laundry cupboard and a high frosted window allowing plenty of light into the room. A corner shower has wet wall and a mains power shower. Below the window is a white toilet and on the far wall is a pedestal wash hand basin below a wall mirror.

Hall **5' 11" x 16' 1" (1.8m x 4.9m)**

At the other end of the corridor is the second front entrance hall. This is at the right hand side of the property. It has a tiled floor and is elegantly decorated with doors to the open plan room, studio/bedroom 7 and an open archway to the utility room.

Utility room **6' 7" x 6' 7" (2m x 2m)**

This handy room has white kitchen floor units with grey worktop, sink and drainer and plumbing for a washing machine. There is a large window overlooking the garden and seascape and big built in cupboards.

Studio/Bedroom 7 **12' 2" x 9' 10" (3.7m x 3m)**

This room is neutrally decorated, has a laminate floor and French doors opening out into the rear garden. The views are stunning and the studio is bathed in natural daylight. There is a built in desk and floor cupboards. The shelving is not included in the sale. This room could be easily converted to another ground floor double bedroom.

Open plan lounge/kitchen/utility **19' 4" x 17' 1" (5.9m x 5.2m)**

This room is currently being used as a family room. It is neutrally decorated and has 2 windows overlooking the front of the property and in the utility area a window and glass door opening into the rear garden. A gloss white fitted kitchen with wall and floor units is along one wall and continues into the utility. The integrated appliances are: electric 4 burner ceramic hob, electric oven and extractor hood. There is a stainless steel sink with drainer and plumbing for a washing machine, tumble dryer and space for a wine cooler. The lounge is carpeted and the kitchen/utility has laminate flooring. At one end of the lounge is a blank fireplace.

Landing **26' 7" x 3' 3" (8.1m x 1m)**

This long landing is carpeted and has a window overlooking the front of the property. It has doors to 4 bedrooms, bathroom and to the extensive eaves storage.

Bedroom 1 **12' 10" x 14' 9" (3.9m x 4.5m)**

This impressive king sized bedroom has laminate flooring, neutral decoration and 3 built in double wardrobes. There is a side window and a sliding patio door with adjacent window leading out onto a balcony. This takes in the view of Scrabster harbour, Orkney Islands and Dunnet Head. A door from the bedroom leads into a shower en-suite.

Shower en-suite **9' 2" x 5' 7" (2.8m x 1.7m)**

This modern room has a built in shower cubicle with a main power shower and wet wall. There is a white toilet, pedestal wash hand basin, demister mirror and vertical radiator. A velux window floods the room with natural daylight.

Bedroom 2 **15' 9" x 12' 2" (4.8m x 3.7m)**

Another large, king sized bedroom with views of the rear and side garden. It is carpeted and neutrally decorated with 2 doors opening into big eaves storage spaces.

Bedroom 3 **12' 2" x 11' 6" (3.7m x 3.5m)**

A carpeted, double bedroom that is currently being used as an office. It has low set windows to take in the sea views.

Bedroom 4 **17' 1" x 9' 10" (5.2m x 3m)**

This large double bedroom has a vaulted ceiling, carpeted and has a window overlooking the front of the property. There is a built in double wardrobe with wooden doors.

Family Bathroom **11' 10" x 6' 7" (3.6m x 2m)**

This bright bathroom is naturally lit by a large velux window. The room is tiled and has a built in shower cubicle that has a mains power shower, a purpose built sauna, jacuzzi bath, pedestal wash hand basin, toilet and bidet.

Garden

The rear garden has a decking area directly outside the sun room door. On the deck there is a hot tub which is available under separate sales negotiation. The rest of the garden is lawned, has a bank of solar panels feeding the house and giving revenue, a log store, sheds and a wooden gate providing access to the beach cove below. The whole of the rear garden has excellent views of the seascape. The front garden has a driveway, lawn, established flowerbeds, trees and shrubs.

All carpets, curtains and blinds are included in the sale. The hot tub is available under separate sale negotiation. Please call Pollard Property on 01847 894141 to view this unique property.





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