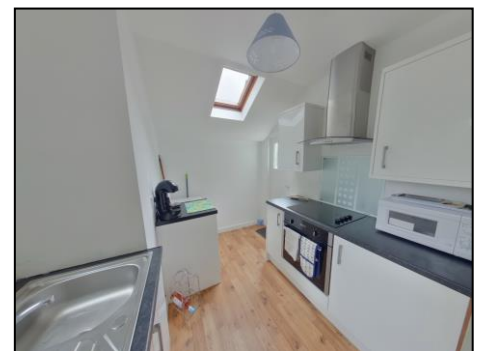




**25
Sinclair Street
Thurso**

**Offers in the
Region Of**

£90,000



- 3 Bedrooms
- End terraced house
- Town location
- Gas central heating
- Private garden
- Traditional stone

A traditional, end terraced, 3 bedroom house with a rear garden. Set in a desirable Thurso area within easy walking distance to the library, doctors and dental surgeries, shops, transport links and Thurso River. This quirky house has rooms over 3 floors with the ground floor comprising of the lounge, kitchen and diner. First floor: 2 bedrooms. Second floor: 1 bedroom and bathroom. Mains gas central heating and double glazed throughout. This property would make an ideal family home, investment or first time buy. Council Band C and EPC rating E.

For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

what3words: ///isolated.reply.norms

**Hall** **5' 11" x 9' 10" (1.8m x 3m)**

Enter via a half glazed front door with a fan light into the hall. It is neutrally decorated with a laminate floor and a carpeted, curved staircase to the upper floors. There is a large under stairs cupboard and a glass sliding door to the diner & kitchen and a panelled door to the lounge.

Lounge **15' 9" x 11' 6" (4.8m x 3.5m)**

The bright lounge has a laminate floor, high ceiling with original mouldings and a dual aspect. Both windows are recessed and look out on the side and front of the property. An ornate cast iron Victorian fireplace sits upon a polished Caithness stone hearth making an attractive and cosy focal point to the room. Beside the fireplace is a recessed, shelved alcove.

Diner **9' 6" x 8' 6" (2.9m x 2.6m)**

The well proportioned diner has laminate flooring and a glass sliding door to the hallway, a single glass external door and an archway leading to the kitchen area. Along one wall are kitchen floor units with a faux dark grey marble worktop. There is a built in pantry cupboard beside the units and space for a table to accommodate 6 people.

Kitchen **8' 6" x 5' 3" (2.6m x 1.6m)**

The kitchen has the same laminate flooring as the diner and is neutrally decorated. There is an external rear door, a large Velux window and a casement window overlooking the rear of the property. A stainless steel sink is below the casement window and is set into a kitchen floor unit. On the opposite wall is similar kitchen floor and wall units with a built in electric ceramic hob with glass splashback and electric oven. Above the hob is a chimney hob extractor.

First Floor Landing **9' 10" x 5' 11" (3m x 1.8m)**

The landing has a large window overlooking the front of the property making the area very bright. Doors lead to bedrooms 1 and 2 and a staircase leads up to the second floor landing.

Bedroom 1 **8' 6" x 9' 2" (2.6m x 2.8m)**

Bedroom 1 is a single bedroom which is neutrally decorated and carpeted. It has a window overlooking the rear of the property making the room bright and airy.

Bedroom 2 **15' 9" x 11' 6" (4.8m x 3.5m)**

This a well proportioned double bedroom which is carpeted and has a dual aspect. The windows look out to the side and front of the property making the room bright and airy. There is a built in cupboard and a fireplace that is boarded up but could be reopened.

Second floor landing **8' 10" x 3' 7" (2.7m x 1.1m)**

The carpeted stairs go to the top landing which is naturally lit by a Velux window and has doors opening into the bathroom and bedroom 3.

Bathroom **9' 2" x 6' 7" (2.8m x 2m)**

The bathroom has a vinyl floor and a Velux window providing light and ventilation to the room. There is a vaulted ceiling and a 3 piece white bathroom suite. The mains shower is over the bath and has a tile splashback that extends to the pedestal wash hand basin. A shaver socket and illuminated round wall mirror are above the wash hand basin.



Bedroom 3 **12' 6" x 9' 6" (3.8m x 2.9m)**

The large double bedroom has a vaulted ceiling and a dormer window overlooking the front of the property. The room has a fitted carpet, is neutrally decorated and a built in double wardrobe. There is a ceiling hatch opening to the loft space and an access door into the eaves space for extra storage.

Rear Garden

The rear garden can be accessed via a passage way to a rear courtyard that is accessed by other properties. The garden associated with this property is in the right hand corner to the rear door and is lawned with established shrubs and has a dyke wall & wire fence.

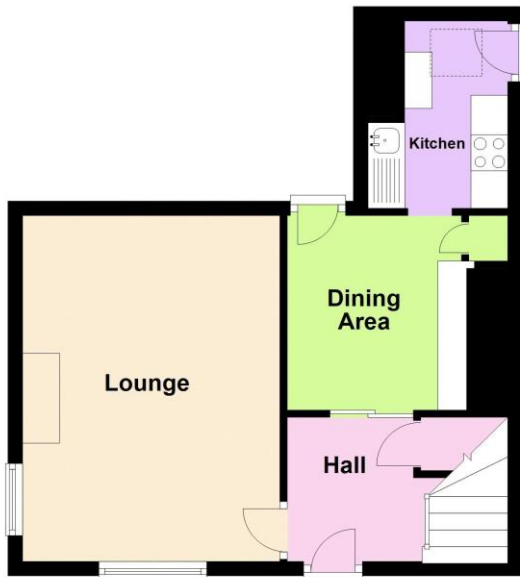
All carpets, curtains and blinds are included in the sale. Please contact Pollard Property on 01847 894141 to arrange a viewing to this traditional property.





Ground Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



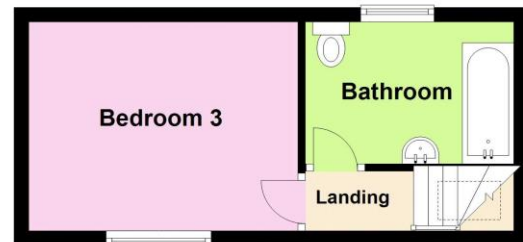
First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Second Floor

Approx. 22.2 sq. metres (239.1 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 sq. feet)

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.