



**8
Campbell Street
Thurso**

**Offers Over
£225,000**



- 4 Bedrooms
- Traditional town house
- Ashley Ann kitchen/bathroom
- Terraced house
- Central town location
- Modern sunroom

**** £10,000 below Home Report valuation ****

A well presented, 4 bedroom mid-terraced house is in a prime central Thurso location. This traditional stone built house has been renovated and sympathetically combined the original features with modern design. It has a contemporary kitchen, bathroom and a stunning private sunroom and terrace. The property comprises on the ground floor: utility, WC, lounge, kitchen/dining room/sunroom, hall, bedroom. First floor: landing, 3 bedrooms with one having an en-suite, bathroom. Mains gas central heating and council tax band C and energy performance rating C.

For more information and the 360 tour, visit www.pollardproperty.co.uk.

What3words: ///elders.pylon.spicy

**Lounge** **15' 1" x 12' 6" (4.6m x 3.8m)**

Enter the property from the road via a solid door into the lounge. This spacious, cosy room has a wood effect porcelain tiled floor with underfloor heating and a window overlooking the front of the property. It has two recessed alcoves that have downlights and there is a door leading into the utility room and an archway into the kitchen/diner/sunroom/snug. A dual wood/coal stove sits neatly in the hearth with an oak mantel making a focal point to the room.

Kitchen/Diner/Sunroom/Snug **33' 2" x 14' 1" (10.1m x 4.3m)**

This dramatic room runs along the length of the property. At the top of the room is the kitchen area and it has 2 recessed windows overlooking the front of the property. The kitchen comprises of modern Ashley Ann fitted units and breakfast bar that are in pale grey and pink and have a white worktop and pink splashback. The integrated units are an electric induction ceramic hob with a wok gas burner, overhead extractor, 2 tower ovens, dishwasher and fridge freezer. Through a wall opening there is the large, bright dining room/sunroom/snug. This attractive room has the same tiled floor with underfloor heating as the kitchen and large windows overlooking the rear garden and sun deck. The entire rear wall is a sliding patio door. There is space for a dining table and seating for at least 8 people plus a snug area.

Utility room **12' 6" x 10' 2" (3.8m x 3.1m)**

This modern utility has the same tiled floor as the kitchen/dining room/sunroom/snug. A large window and glazed door overlook the rear garden. There are Ashley Ann fitted pale grey wall and floor units with a faux white veined worktop and splashback. One of the tall units has plumbing for a washing machine and tumble dryer and these 2 appliances can be stacked and artfully hidden away. There is a stainless steel sink below the window, a wine cooler and a built in seat and coatrack. Doors lead into the WC and the lounge.

WC **5' 9" x 2' 11" (1.75m x 0.9m)**

This handy downstairs WC has a white toilet and wash hand basin built in to a modern vanity unit. An electric heated towel rail completes the room.

Hall **7' 7" x 3' 3" (2.3m x 1m)**

The hall has doors to the kitchen/diner/sunroom/snug, bedroom 4 and a carpeted staircase to the first floor landing. It is naturally lit by a large casement window that overlooks the rear of the property.

Bedroom 4 **15' 5" x 9' 10" (4.7m x 3m)**

This large downstairs bedroom is currently a child's room but is a double bedroom. It has a laminate floor and dual aspect with windows overlooking the front and rear of the property.

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

The carpeted landing has 2 large recessed windows that could easily be made into window seats and doors opening into the bathroom and 3 bedrooms.

Bathroom **5' 7" x 5' 3" (1.7m x 1.6m)**

The well proportioned family bathroom has a white toilet, wash hand basin and bath. The modern wash hand basin is inset a wall mounted vanity unit. The jet bath has a glass shower screen and a wall mounted mains shower. There is a frosted glass window above the toilet and tiled floor with underfloor heating and walls in a contemporary pale grey.

Bedroom 1 **17' 9" x 11' 6" (5.4m x 3.5m)**

This attractive room is located at the end of the landing and has 3 steps down from the landing door. It is carpeted and has 2 recessed windows overlooking the front of the property and one at the rear. There is a built in wardrobe with wooden doors. In the high vaulted ceiling is a hatch giving access to the loft space.

En-suite **7' 7" x 5' 7" (2.3m x 1.7m)**

The stylish shower en-suite is accessed from bedroom 1. It has a corner shower with a mains waterfall showerhead. A white toilet and wash hand basin complete the suite. A large recessed, frosted window provides light and ventilation to the room which complements the wall extractor fan. There is a black heated towel rail and veined pale stone designed tiled floor and walls. This neat room has the luxury of underfloor heating.

Bedroom 2 **11' 6" x 10' 10" (3.5m x 3.3m)**

This well proportioned, spacious double bedroom is currently being used as a child's nursery. It is carpeted with a recessed window overlooking the rear of the property. There is a built in double wardrobe with wooden doors.

Bedroom 3 **13' 9" x 9' 2" (4.2m x 2.8m)**

The L shaped double bedroom is currently being used as a child's bedroom. It is carpeted and has 2 recessed windows overlooking the rear of the property making it a sunny and bright room.

Garden

The rear garden is accessed along a gravel driveway and is a suntrap. There is a wooden deck outside the dining room/sunroom/snug and a grassed area. There is a paved space and a path to the deck and utility room. The hot tub is not included in the sale. The garden has a dyke wall boundary and the driveway has a wooden shed and wood store.

All carpets, curtains and blinds are included in the sale. Please call Pollard Property on 01847 894141 to view this attractive property.





Total area: approx. 134.1 sq. metres (1443.0 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.

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