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Fantastic and rare opportunity to purchase this imposing traditionally built six bedroom dwelling with detached garage in an excellent location with superb commanding panoramic views over the Pentland Firth from Holborn Head to Orkney and Dunnet Head. Only a stone's throw from Thurso Beach and impressive coastal walkways and also a short walk to the town centre, the property - a substantial family home for many years - provides large well-proportioned rooms spread over three levels and retains many pleasing period features including original doors, window shutters and deep skirtings, ornate corniced ceiling, picture rails and an impressive staircase. The property benefits from mains gas zoned central heating and uPVC double glazed windows. Accommodation on the ground floor comprises entrance porch, entrance hall, lounge, dining room, kitchen diner, rear hallway and utility/WC. On the first floor from the landing are three bedrooms and the family bathroom, and on the top floor a further three bedrooms. The property offers enormous potential for further development within the generous garden grounds that surround the house and includes a greenhouse and workshop/potting shed. A gate to the side of the property leads to the garage and off-road parking. This property shall appeal to a wide range of prospective purchasers due to its flexible layout and well-proportioned accommodation. Viewing is highly recommended to appreciate all this property offers in such an enviable location.

caithnessproperty.co.uk 

OFFERS OVER £300,000

Entrance Porch **1.24m x 0.57m 4'1" x 1'10"**

Double timber front door with transom above. Flagstone flooring. Partially glazed door to hallway.

Entrance Hall **3.86m x 3.68m 12'8" x 12'1"**

Cloak cupboard with shelf and hanging rail. Under stairs cupboard offering excellent storage and access to a cellar. Stairs to first floor. Telephone point. Wall light. Radiator. Hard wood flooring.

Lounge **5.23m x 4.77m 17'2" x 15'08" max**

Bay window to front with original shutters. TV point. Decorative glazed door to shelved storage cupboard. Picture rail. Carpet. Two radiators. Fireplace.

Dining Room **5.40m x 3.70m 17'08" x 12'02"**

Recessed shelved storage cupboard. Dual aspect windows. Two radiators. Fireplace. Carpet. Picture rail. Door to kitchen.

Kitchen **8.76m x 3.02m 28'09" x 9'11" max**

Fitted kitchen with various eye and base level units, work top space and breakfast bar area. Double AEG fitted oven at eye level. Fitted five ring gas hob and two ring electric hob. Services for dishwasher. 1½ bowl stainless steel sink with mixer tap and drainer. Space for fridge freezer. Ample space for table and chairs. Three windows. Vinyl flooring. Three radiators. Door to rear vestibule.

Rear Hallway **1.82m x 1.06m 7'6" x 3'6"**

Partially glazed uPVC door to garden. Boiler. Vinyl flooring. Small window to side.

Utility/WC **2.13m x 1.82m 7'7" x 6'**

WC. Wash hand basin with shaver light point and mirror above. Services for washing machine, space for tumble dryer. Vinyl flooring. Radiator. Wall mounted double unit.

First Floor Landing

Timber flooring with carpet runner. Window to front. Wall light. Stairs to 2nd floor.

Bedroom 1 **5.44m x 3.79m 17'10" x 12'5"**

Triple aspect windows with original shutters. Carpet. Two radiators. TV and telephone point. Recessed shelved unit. Picture rail.

Bedroom 2 **4.83m x 3.68m 15'10" x 12'1"**

Dual aspect windows with original shutters. Carpet. TV point. Picture rail.

Bedroom 3 **4.83m x 3.14m 15'10" x 10'3"**

Windows to front with shutters. Carpet. Radiator. Picture rail. Recessed shelved storage cupboard.

Bathroom **3.72m x 1.5mm 12'2" x 5'1"**

P-shaped shower bath with curved shower screen and thermostatic shower. Recessed fitted glass shelving. WC with push top flush and recessed storage cupboard. Large winged contemporary fitted wash hand basin with storage unit below, large mirror, and light and shaver point above. Towel radiator. Window to rear with shutters. Radiator. Tiling to walls.

Second Floor Landing

Velux window. Wooden flooring with carpet runner. Fitted storage units. Access to eaves. Large storage cupboard housing coat hooks and the hot water tank. Slightly coombed ceiling.

Bedroom 4 **3.81m x 3.81m 12'6" x 12'6"**

Window to front. TV point. Radiator. Carpet. Slightly coombed ceiling.

Bedroom 5 **4.82m x 3.60m 15'10" x 11'10"**

Wall light. TV point. Radiator. Window to front. Carpet. Fitted mirror. Slightly coombed ceiling.

Bedroom 6 **4.72m x 2.46m 15'6" x 8'1"**

Carpet. Window to side. Slightly coombed ceiling. Radiator.

Garage **6m x 3.9m**

Detached timber built garage with double doors and windows to side. Gated drive offering off road parking.

Garden

The property is surrounded by generous private garden grounds that are bounded with dry stone walls. Sectioned into several areas offering shelter and privacy they are laid mainly to lawn with gravel paving, shrubs and occasional mature trees. There is a workshop/potting shed that extends to approximately 5.05m x 2.85m and a greenhouse.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band E. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC

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Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £300,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Caithness is steeped in local history, heritage and culture. The area has a rich backstory that covers Neolithic burial chambers, Pictish stones, Viking graves, medieval castles, wartime posts and links with the Royal Family. Well known for its distilleries with picturesque scenery and an abundance of walks. Thurso, one of the two main towns of the district has a vibrant community, served by local shops and varied retailers, professional, medical and educational facilities. For those that love the arts there is the Thurso Mill Theatre and few miles further out of town is the popular Lyth Arts Centre. Locally are various clubs offering dance and exercise classes, running clubs, choir and drama groups. For sports lovers is the local sports centre, and for the outdoor enthusiast there are a host of outdoor activities on the doorstep including the local Golf Club and North Coast Water sports. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.



