



**Juniper Brae  
Janet Street  
Thurso**

**Offers Over  
£220,000**



- 3 Bedrooms
- Riverside location
- Integral garage
- Detached bungalow
- Landscaped garden
- New kitchen



**\*£10,000 under the Home Report valuation**

**A 3 bedroom, detached bungalow with integral garage set on an elevated position overlooking the scenic Thurso river. This unique property has to be visited to appreciate the river setting and quiet location. It has the added benefit of the land and woodland path down to the river below. Though the bungalow is in town it has a semi rural quality but is in easy walking distance to the shops, schools, doctors/dental surgeries, leisure centre and transport links.**

**The current owners have recently fitted a new, contemporary kitchen and refurbished the bathroom. The property consists of a porch, hall, lounge, kitchen/diner, utility room, boiler room, WC, bathroom, 3 double bedrooms and integral garage. Externally is a landscaped, terraced garden that wraps around the property and a woodland path to the river. At the front is a driveway to allow off road parking. Oil central heating and double glazed. Council tax band D and energy performance rating E.**

**Please go to our website [pollardproperty.co.uk](http://pollardproperty.co.uk) for the Home Report and 360 virtual tour.  
what3words: ///sends.messaging.home**

**Porch** **5' 7" x 3' 11" (1.7m x 1.2m)**

Approach the property via the driveway to a solid front door which has an adjacent frosted glass floor to ceiling window. This opens into a wide porch with laminate flooring and a frosted glass internal door with corresponding side panel that accesses the hall.

**Hall** **28' 10" x 5' 11" (8.8m x 1.8m)**

The wide entrance section of the hall has laminate flooring and doors to the kitchen/diner, lounge, built in cupboard and WC. A small step leads up to a carpeted section that accesses the 3 double bedrooms, bathroom, a built in cupboard and has a ceiling hatch to the loft space.

**Lounge** **18' 1" x 12' 10" (5.5m x 3.9m)**

This spacious room has a large window with commanding views of the terraced garden, woodland and the stunning Thurso River. The natural daylight floods the lounge that is neutrally decorated. It has laminate flooring, high internal letterbox windows into the hall and sliding wooden doors to the kitchen/diner. At one end of the room is an attractive focal point of an open, working coal fire set in a stone fireplace surround/hearth with a wooden mantel.

**Kitchen/Diner** **23' 7" x 15' 5" (7.2m x 4.7m)**

The current owners have opened up the dining room and kitchen to make a large open plan room that has the advantage of flowing into the lounge when the wooden sliding doors are opened. The dining area has 2 big corner windows with a dual aspect of the garden, woodland and river. It is neutrally decorated and has laminate flooring which continues into the kitchen making it bright and contemporary. There is plenty of space for a dining table and seating for at least 8 people. The spacious kitchen area has recently been fitted with stylish Howden floor units that includes a tower unit housing an eye level electric double oven. Also integrated in the kitchen are a 4 burner electric ceramic hob and overhead extractor hood. The standalone dishwasher is included in the sale. A large window above the sink overlooks the front of the property and provides plenty of light to this space.

**Utility room** **13' 5" x 6' 7" (4.1m x 2m)**

Accessed via a couple of steps down from the kitchen. The utility has a built in cupboard and floor/wall kitchen units which includes a sink below a window. There is plumbing for a washing machine, tumble dryer and space for a fridge freezer.

**Boiler room** **6' 7" x 3' 3" (2m x 1m)**

This useful room is accessed via the utility room. It houses the oil boiler and has an internal door to the garage and an external door to the rear garden. A high window floods the room in natural daylight.

**Garage** **20' 0" x 9' 10" (6.1m x 3m)**

The integral garage has a manual 'up and over' door, an internal door to the boiler room and a window overlooking the side of the property. There is an electricity supply and a ceiling hatch to access the roof space.

**WC** **7' 3" x 3' 11" (2.2m x 1.2m)**

This handy room is in the entrance part of the hallway. It has a white toilet and pedestal wash hand basin with a tiled splashback. There is a vinyl floor and a frosted window providing light and ventilation to the room.

**Bathroom** **10' 2" x 9' 2" (3.1m x 2.8m)**

The large bathroom is well proportioned with a vinyl floor and a large frosted window. There is a new fitted, modern wash hand basin set upon a contemporary vanity unit which is complemented by a white toilet and bath. The bath has a wet wall splashback and a mains shower 'telephone style' combination shower/tap attachment and glass screen.

**Bedroom 1** **12' 10" x 11' 10" (3.9m x 3.6m)**

This large master bedroom has an impressive view of the river, garden and woodland from the picture window making it a private room. It is stylishly decorated, carpeted and has 2 built in wardrobes with wooden sliding doors.

**Bedroom 2** **12' 10" x 9' 10" (3.9m x 3m)**

This double bedroom is carpeted, neutrally decorated and has a built in wardrobe with a wooden sliding door. It has another stunning view of the river and garden from a large window that floods the room with natural daylight.

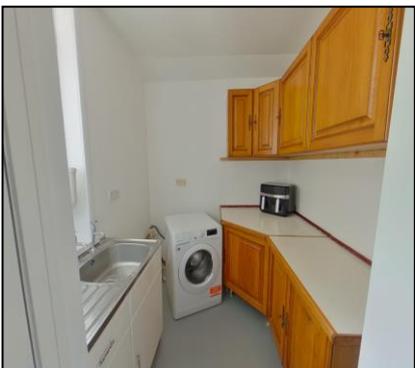
**Bedroom 3** **12' 8" x 10' 6" (3.85m x 3.2m)**

Another well proportioned double bedroom that is carpeted and neutrally decorated. It has a built in double wardrobe with wooden sliding doors and a large window overlooking the side of the property and garden.

**Garden**

The well established garden is terraced and landscaped to take full advantage of the woodland and river. The garden is set in "rooms" which each have a separate purpose and feel to them. Outside the boiler room door is a paved patio with a lean-to greenhouse and gravelled area. A path leads to a garden gate accessing the front driveway. A set of stone steps drops down one level to a terrace that is gravelled with a wooden shed and pergola. A trellis fence has a gate that opens to a woodland path down to the river side. Along the length of the house is a terraced lawn with stone steps going down to another lawn seating area and terrace fence to take in the view of the river. A path continues around the side of the property to another large established garden that has a lawn, flowerbeds and garden shed. A garden gate opens out to the front of the property. The front of the property has a triangle shaped tarmacked driveway that allows access to the garage and off street parking.

All carpets, blinds and dishwasher are included in the sale. Please call Pollard Property on 01847 894141 to arrange to view this hidden gem of a property.





### Ground Floor

Approx. 150.5 sq. metres (1619.8 sq. feet)



Total area: approx. 150.5 sq. metres (1619.8 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](http://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.