

12 Brabster Street Thurso

**Offers over
£280,000**



- 4 Bedrooms
- River views
- Off road parking
- Detached house
- Town centre
- Walk in condition

An outstanding 4 bedroom detached house, arranged over 3 beautifully designed levels and enjoying exceptional river views. Set in a prime position at the very heart of Thurso town centre, this impressive home offers an enviable combination of space, privacy, and convenience, complemented by an integral garage.

Built in 1997, the property delivers the comfort and efficiency expected of a modern home while harmonising effortlessly with the character and charm of its traditionally built surroundings. The thoughtfully arranged accommodation comprises: Ground Floor: Porch, elegant entrance hallway, dining room, snug, WC, kitchen, utility room, and integral garage. First Floor: 4 generous double bedrooms that includes a master bedroom with a spacious shower en-suite, together with a stylish family bathroom. Second Floor: An impressive lounge with a large dormer window framing stunning river views, along with 2 rooms set within the eaves—ideal for home offices, studios, or additional storage.

This is a rare opportunity to acquire a high quality family home in a prestigious and central location, ideally suited to executive living. Early viewing is strongly recommended.

Mains gas central heating and double glazed throughout. Council tax band F and energy performance rating C. For a Home Report and the 360 tour, please go to our website: www.pollardproperty.co.uk

What3words: //proposals.edits.stag

Porch**6' 3" x 3' 7" (1.9m x 1.1m)**

Enter via a solid wooden front door with a fan light window above. It has a flagstone floor, half clad tongue and groove walls and doors opening into the garage and entrance hall.

Garage**17' 5" x 11' 10" (5.3m x 3.6m)**

An integral garage accessed from the porch and has an electricity supply. It has a window overlooking the front of the property and an up and over garage door.

Entrance Hall/Dining Room**23' 0" x 12' 4" (7m x 3.75m)**

Enter from the porch into an attractive, spacious room that has wooden flooring and neutral decoration. The entrance hall is defined from the dining room by a wooden balustrade and 3 steps. There are doors accessing the kitchen, WC, snug and large under stairs cupboard. A carpeted staircase goes up to the first floor with a window over the mid landing. The dining room has sliding patio doors, a window overlooking the side of the property and a retro serving hatch opening into the kitchen. There is space for a large dining table and seating for at least 8 people.

WC**7' 3" x 3' 1" (2.2m x 0.95m)**

A handy ground floor WC that is elegantly decorated with a vinyl floor, frosted window, white toilet and bracket wash hand basin.

Snug**12' 2" x 12' 2" (3.7m x 3.7m)**

A well proportioned reception room that is stylishly decorated and carpeted. The snug has a large window overlooking the front of the property and floods the room with natural light.

Kitchen**13' 1" x 12' 4" (4m x 3.75m)**

A spacious kitchen featuring freestanding vintage cabinets repurposed as characterful floor units, with final agreement at point of sale as to which units will remain. The room benefits from a vinyl floor and neutral décor, a serving hatch, and doors leading to both the dining room and utility room. A large window overlooks the rear of the property, providing excellent natural light. The kitchen is further complemented by a Belfast sink and a freestanding gas cooker with a 6 burner hob and 2 ovens.

Utility Room**12' 4" x 5' 3" (3.75m x 1.6m)**

It has a vinyl floor, internal door to the kitchen and an external door to the rear of the property. There is a Belfast sink and plumbing for a washing machine and dishwasher.

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

The elegant bathroom featuring white tongue and groove cladding to half height, complemented by stylish décor and a frosted glass window providing natural light and privacy. A roll top slipper bath with combination tap and telephone style shower forms a luxurious focal point, while a separate corner shower cubicle offers a modern mains fed shower with a waterfall showerhead and wet wall splashback. The suite is completed by a Victorian style high level cistern toilet and a traditional pedestal wash hand basin.

Bedroom 1**17' 1" x 15' 1" (5.2m x 4.6m)**

A generous king sized bedroom that is carpeted, neutrally decorated and has a built in double wardrobe. There are doors to the hall and shower en-suite and a large window that bathes the room in natural daylight.

Shower en-suite**9' 2" x 3' 7" (2.8m x 1.1m)**

A spacious shower room with vinyl flooring, built in shower cubicle with a mains shower and wet wall splashback, fitted vanity unit with inset wash hand basin and toilet. There is a large frosted window and a wall extractor fan which provides additional ventilation.

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

A large king sized bedroom that is carpeted and neutrally decorated. It has a wash hand basin and a big window flooding the room with natural daylight.

Bedroom 3
15' 9" x 12' 4" (4.8m x 3.75m)

A similar sized king sized bedroom as Bedroom 2. It is carpeted, neutrally decorated and has a large window overlooking the rear of the property.

Bedroom 4
12' 2" x 10' 10" (3.7m x 3.3m)

A bright, carpeted double bedroom with neutral decoration and a window overlooking the front of the property.

Lounge
24' 11" x 16' 5" (7.6m x 5m)

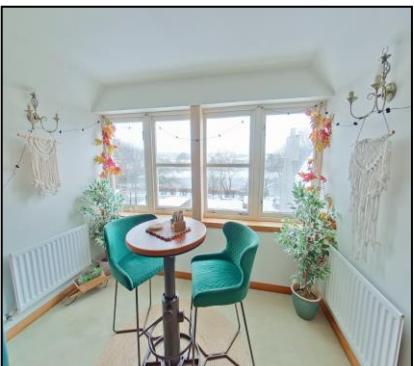
The impressive and generously proportioned lounge is beautifully presented, featuring soft carpeting, neutral décor and a striking high wooden vaulted ceiling that enhances the sense of space. There are side and Velux windows plus a wide dormer window which forms a stunning focal point, offering elevated views across the River Thurso and park while flooding the room with natural daylight. At one end of the room sits an attractive gas fire set within a Caithness stone and wooden surround with matching hearth, creating a warm and inviting atmosphere. A built in cupboard discreetly houses a charming retro cocktail cabinet complete with a stainless steel sink, ideal for entertaining. Two doors positioned either side of the staircase lead to large eaves areas, offering excellent flexibility for use as a home office, storage, or hobby space.

Exterior

The property has a shared access to a tarmacked parking area. A gate leads to a sheltered small garden that has space for outdoor seating and a dyke wall boundary.

The property has internal vacuum system that has cleaning sockets in each room taking debris to a main waste unit in the garage. Included in the sale: carpets, blinds, cooker. Kitchen cabinets to be negotiated.

Please call Pollard Property on 01847 894141 to arrange a viewing.





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.