

HEATHFIELD ROAD, THURSO

Offers Over £108,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this well-presented family home in a popular residential area of Thurso. This spacious property boasts a spacious family lounge which has an attractive Fyfe stone fireplace with a gas fire. This room is light and bright and has a feature arch which leads in to the well-presented dining room. The dining room is neutral in décor with dual aspect windows and enjoys an outlook over the low Maintenance rear garden. The Ashley Ann kitchen is spacious with a good selection of units. There is also a gas hob, a washing machine and dishwasher included in the sale. The family shower room has been fitted throughout with wet wall. There is a generous shower enclosure with both the basin and W.C being built in to vanity units. The three double bedrooms are all well-presented, with the two larger rooms benefitting from built in furniture. This property benefits also benefits from a newly fitted porch and patio windows. The front lawn benefits from a patio with some stone chippings, whilst to the rear there is a block built shed. Stone chippings have been laid for low Maintenance and there is also a path which leads to the garden gate. This garden is fully enclosed and benefits from both a brick wall and ranch style fencing.

Ideally located just a five-minute drive into Thurso town centre, the property is near to a bus route, Miller Academy Primary School and a convenience store. Further facilities such as supermarkets, a swimming pool, gym, bowling green, doctors surgeries are all a short car journey away. Secondary education can be obtained at Thurso High School, whilst further education can be gained at the University of the Highlands and Islands which is also close by. There are good coach and rail links within the town, and at Wick, which is a thirty-minute car journey away, there is the John O Groats Airports which offers flights within the UK and Europe.



Extra Information

Services

School Catchment Area is Miller Academy Primary School/ Thurso High School

EPC

EPC D

Council Tax

Band A

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: ///shunts.items.novels

Key Features

- **NEWLY FITTED PORCH & PATIO WINDOWS**
- **THREE BEDROOMS**
- **WELL PRESENTED**
- **CLOSE TO TOWN CENTRE**
- **FULLY ENCLOSED REAR GARDEN**



Property Photos



Property Photos



Property

Dimensions

Front Porch

Accessed via a UPVC door with glazed panels to each side, there is a wall light and a grey fitted carpet. A four-panel glazed door leads into the inner hall.

Lounge 3.30m x 6.00m

This well-presented lounge has new patio doors with blinds to the front elevation. There is a fitted carpet, double sockets and two drop down light fittings. A focal point within the room is the attractive Fyfe stone fireplace with a Caithness flag-stone hearth. A feature arch gives access to the dining room.

Kitchen 3.79m x 3.34m

This beautiful room boasts an Ashley Ann kitchen with laminate worktops, a gas hob, dishwasher and washing machine. There is a stainless-steel sink with a drainer, a storage heater and a wave light fitting. A window with a roller blind can be found to the rear elevation. A door leads into the rear hall.

Top Landing 3.04m x 1.43m

This area of the home benefits from an access hatch to the loft, a pendant light fitting, smoke alarm as well as a heat detector. A carpet has been laid to the floor. Pine doors lead to the shower room and three bedrooms.

Inner Hall 2.13m x 2.42m

The inner hall is well presented with a storage heater and a fitted carpet. There is a flush light fitting, double sockets and an understairs storage cupboard. This area of the home has a smoke detector and a window to the front elevation. A door gives access to the lounge and an opening leads to the kitchen.

Dining Room 1.92m x 2.29m

This neutrally decorated room has magnolia painted walls and a fitted carpet. There are dual aspect windows with curtains and blinds, double sockets as well as a storage heater and gas fire. It also benefits from a drop-down light fitting.

Rear Hall 1.68m x 0.96m

The rear hall has white painted walls, vinyl flooring and a pendant light fitting. There are wall mounted coat hooks. A two-panel glazed door leads outside.

Bedroom One 2.28m x 2.71m

This bright room is neutral in décor. There is a fitted carpet, a storage heater and double sockets. A window with blinds can be found to the front elevation. There is also a flush light fitting and a wall mounted mirror.

Property

Dimensions

Bedroom Two 3.33m x 3.10m

This lovely L shaped room has a window with a roller blind to the front and benefits from Ashley Ann built in units with hanging and shelf space. A carpet has been laid to the floor, there are double sockets and a pendant light fitting. There is also a storage heater and an aerial point.

Bedroom Three 4.19m x 2.56m

This well-presented room has wall papered walls and a beige fitted carpet. There is excellent storage within the built-in units as well as double sockets and a pendant light fitting. A window with curtains can be found to the rear elevation and enjoys an outlook over the garden.

Shower Room 1.79m x 2.08m

The bright shower room benefits from wet wall and has a generous shower enclosure with Mira Sport unit. The basin is built into a white high gloss vanity unit. Vinyl has been laid to the floor and there is a storage heater. An opaque window can be found to the rear elevation. There is a pendant light fitting and pine toiletry accessories.

Garden

Externally the rear garden is laid to stone chippings with a flower border. A path gives access to the garden gate and the garden is fully enclosed with a brick wall and ranch style fencing. A block-built shed provides storage for hardware and also has power and light. The front garden benefits from a patio area. There are stone chippings and hedging.

THURSO

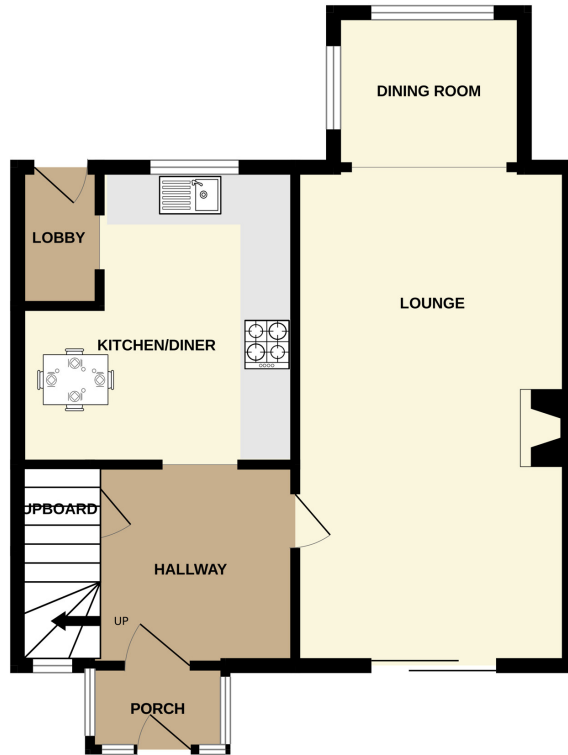
Property Location

The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. There are leisure facilities within the town, which include a cinema and a swimming pool, and outdoor pursuits include surfing, fishing, and yachting. There is an airport and hospital in Wick, which is twenty minutes driving distance away.

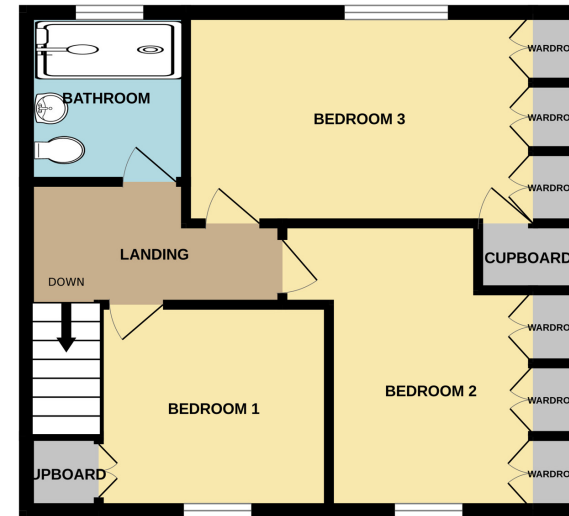


Property Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Buying and selling property is a very people orientated business and good communications are essential for a successful move. In recognising this we have employed an experienced sales team. Our talented team of property specialists are among the most knowledgeable and experienced in estate agency in the Scottish Highlands and are genuinely committed to service with a personal touch. All our staff are excellent communicators and are committed to providing the highest level of care and attention throughout the entire moving process.

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Our aim is simple: to provide the best possible service, assist you from start to finish and communicate regularly throughout the whole process – whatever your property matter

Why Choose Yvonne Fitzgerald Properties

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- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
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- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
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- No upfront fees.
- All calls and emails monitored out of hours.
- We oversee the whole sales process from start to finish.
- Over 25 Years Experience.
- Drone Photography





All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.