



# EAST CHURCH STREET, THURSO

**Offers Over £145,000**



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**3 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful three bedroomed family home located in Thurso town centre. This immaculately presented property has been renovated throughout and boasts a large sitting room with a snug. This area of the home is spacious and bright with a large picture window, white painted walls and a grey fitted carpet. Located off the lounge is the gorgeous blue fitted kitchen which benefits from some integral appliances. This room also has plenty of space for a dining table and chairs and leads to the well maintained rear garden. There is a useful downstairs bedroom as well as a stylish shower room. A large utility room and workshop complete the downstairs living accommodation. Upstairs the property is in excellent decorative order with two tastefully decorated carpets and a stunning bathroom. Throughout the home is excellent storage and the gardens to both front and rear are fully enclosed. This wonderful home is just ready to move in to and viewing is essential to appreciate the location and standard of accommodation on offer.

Thurso is the most northerly town in mainland Scotland and 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 amenities include traditional shops, cafes, bars and restaurants. There are also good coach and rail links South. The leisure facilities within the town include a cinema, as well as a swimming pool. There are many outdoor pursuits which include surfing, hill walking, fishing and yachting. There is also the Caithness General Hospital and John O' Groats Airport in Wick which is a twenty-minute driving distance away.



# Extra Information

## Services

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

## EPC

EPC B

## Council Tax

Band B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///taps.recap.firmer

## Key Features

- **IMMACULATELY PRESENTED**
- **THREE BEDROOMS**
- **CLOSE TO TOWN CENTRE**
- **ENCLOSED FRONT AND REAR GARDENS**





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 2.15m x 1.87m**

Accessed via a UPVC door with side panel, the vestibule is well presented with a central heating radiator, a five light fitting and has a window with blinds to the front elevation. Doors lead to the lounge and snug.

## **Snug 3.58m x 1.90m**

This area of the home has a large picture window with blinds to the front elevation. There are wall lights, double sockets and a central heating radiator.

## **Kitchen 6.33m x 2.62m**

This beautiful room has grey base and wall units with a freestanding cooker, a chimney extractor hood as well as a grey sink. Vinyl has been laid to the floor, there is coving, two chrome sockets, a central heating radiator and a window to the rear elevation with a roller blind. A partially glazed UPVC door leads outside.

## **Shower Room 1.38m x 2.66m**

This stylish room has a shower enclosure, a WC and a rectangular basin. There is a wall mounted cupboard, a central heating radiator and vinyl flooring. It also benefits from coving and a flush light fitting.

## **Lounge 3.76m x 6.37m**

This well-presented room has white painted walls and a grey fitted carpet. There is coving, a ceiling rose as well as a built-in cupboard with shelving above.

## **Inner Hall**

This room is T-shaped with painted walls, coving and two flush light fittings. There is a smoke alarm and solid wooden flooring as well as sockets. There is a central heating radiator and double sockets. Doors lead to the kitchen, bedroom, bathroom and the utility.

## **Bedroom One 2.42m x 2.71m**

This room has white painted walls and a grey fitted carpet. There is coving, a pendant light fitting and a window to the rear elevation.

## **Utility 2.74m x 2.80m**

This utility is light and bright with painted base and wall units. There is a stainless-steel sink with a drainer, ceiling downlighters and oak Karndean flooring. A partially glazed UPVC door leads outside. A further door gives access to the workshop.

# Property Dimensions

## **Workshop 2.65m x 2.83m**

This room has power and built in shelving. There are also wall mounted cupboards.

## **Hallway**

A carpeted stairwell leads to the first-floor landing where there is a window to the rear elevation. There is an access hatch to the loft void and a power point. Doors lead to the bathroom and two bedrooms.

## **Bedroom Two 3.07m x 4.29m**

This tastefully decorated room has wall papered walls and a grey fitted carpet. There is a central heating radiator, a chrome light fitting as well as electrical sockets.

## **Bedroom Three 3.45m x 3.02m**

This beautiful double room benefits from white papered walls and a grey fitted carpet. A cupboard provides storage and houses the Worcester boiler. There is a central heating radiator, a pendant light fitting and a window with blinds to the rear elevation which boasts sea views.

## **Bathroom 2.44m x 3.24m**

This stylish room has a bath, a shower enclosure, a pedestal sink and white WC. Grey vinyl has been laid to the floor. There is a modern light fitting, a storage cupboard, a central heating radiator and window to the rear with blinds. This room benefits from a chrome towel ladder radiator and a storage cupboard.

## **Garden**

The beautiful rear garden benefits from a wooden shed, several decking areas and a patio area. The garden is private with a drying green. The front garden is fully enclosed with a beautiful rockery garden.



## 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.





## Moving home can be a **Life-changing Experience**

Moving home is not complicated but it can be a daunting prospect and we recognise that your home is probably the largest single investment you will ever make.

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.

We offer the widest range of property services in the vicinity, all under one roof, and will always strive to achieve the best price for your property without being unrealistic.

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**

- Global exposure of properties through our cutting edge website and major national portals including Rightmove, Prime Location, Zoopla, On The Market, S1 Homes, Nestoria, Trovit and many more.
- Quality colour printed sales particulars with bespoke options and floor plans.
- Comprehensive database of applicants matching quality sellers to buyers
- 360 Virtual Matterport Tour with doll house view, measuring tool and 3d floor plan.
- Top three selling agent in the Highlands in 2021 and 2022 for number of properties sold.
- Largest independent estate agency in the Highlands.
- 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.