



# CASTLE TERRACE, THURSO

Offers Over £85,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this fabulous two bedroomed family home which also has a sun room. Offering flexible and comfortable accommodation over two levels, this property, although in need of some modernisation has a lot to offer.

On the ground floor, there is a spacious and bright lounge which features a wooden fireplace as well as a sun room which is the heart of the home. The Maple fitted kitchen is of good proportions and has plenty of storage as well as room for a table and chairs. Upstairs this lovely home benefits from a shower room as well as two spacious and bright double bedrooms.

The front and rear gardens are enclosed and low maintenance. The rear garden is a sun trap in the summer months and has a high fence for privacy.

**\*\*All furniture included in the sale\*\***

Ideally located just a five-minute drive into Thurso town centre, the property is near to a bus route, the Mount Pleasant 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 a short drive away. 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 Mount Pleasant Primary School/  
Thurso High School

## EPC

EPC C

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///animal.conceals.response](https://www.what3words.com/animal.conceals.response)

## Key Features

- CLOSE TO TOWN CENTRE
- SUN ROOM
- TWO BEDROOMS
- FURNITURE INCLUDED
- LOW MAINTENANCE GARDENS





# Property Photos





# Property Photos



# Property Dimensions

## **Inner Hall 2.29m x 1.54m**

Accessed via a UPVC door with a glazed panel, the inner hall is well presented with wooden panelling to half height and a central heating radiator. This area of the home benefits from a pendant light fitting, a smoke alarm and a storage cupboard. Stairs lead to the first floor and a door gives access to the spacious lounge.

## **Sun Room**

With dual aspect views, this bright room is cosy and neutrally decorated. A carpet has been laid to the floor. There are roller blinds as well as curtains and a central heating radiator.

## **Stairs & Top Landing**

A carpet stairwell leads up to the first floor landing where there is an access hatch to the loft and a smoke alarm.

## **Shower Room 1.89m x 1.02m**

The bathroom benefits from oak vinyl flooring. There is a WC, a pedestal basin and a shower enclosure. This room benefits from a central heating radiator, a wall mounted mirror and chrome toiletry accessories. There is also an opaque window with a roller blind.

## **Lounge 4.66m x 3.33m**

The beautiful sitting room is well presented. There are wall papered walls and a fitted carpet. A focal point within the room is the attractive wooden fireplace with an insert gas fire. There is a recessed alcove, a central heating radiator and triple light fitting. A sliding glazed door gives access to the superb sunroom and a further door leads to the kitchen.

## **Kitchen 5.27m x 1.76m**

This L shaped room is the heart of the home and benefits from plenty of storage space. There are maple base and wall units with a gas hob and integral oven, a dishwasher with space for a washing machine, tumble dryer as well as a table and chairs. This room houses the Worcester boiler. A window can be found to the rear elevation and a hardwood door leads outside.

## **Bedroom One 3.22m x 3.09m**

This spacious bedroom benefits from two built in wardrobes with hanging and shelf space as well as overhead storage. There is also two further cupboards. A carpet has been laid to the floor, there is a pendant light fitting and a window with both curtains and blinds.

## **Bedroom Two 4.27m x 2.79m**

This room has a feature wooden wall as well as two built in storage cupboards. There is a central heating radiator, a pendant light fitting and a fitted carpet. This room is bright and spacious and benefits from a window to the front elevation with blinds and curtains.

# Property Dimensions

## Garden

The front garden is enclosed and low maintenance. To the rear of this wonderful home, the garden is fully enclosed with paving slabs and a wooden shed. The rear garden is a sun trap in the summer months and has a high fence for privacy.



## THURSO

### Property Location

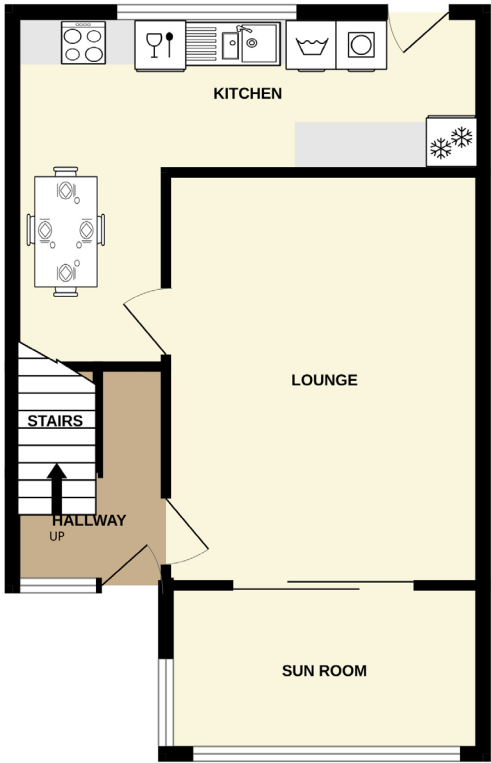
The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. 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.



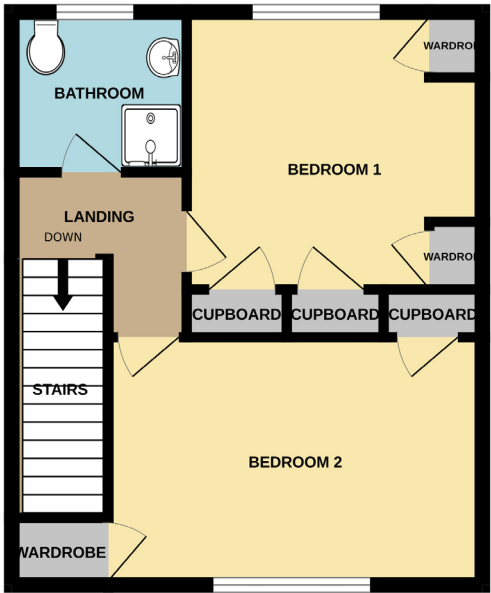


# Property Layout

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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## 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.