



# PALACE COURT, THURSO

Offers Over £235,000



01847 890826  
[enquiries@yvonnefitzgeraldproperties.co.uk](mailto:enquiries@yvonnefitzgeraldproperties.co.uk)

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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb three bedroomed bungalow which is located in the popular residential area of West Gills. This beautiful home offers well-presented family living and benefits from a bright spacious lounge which has a feature wooden wall and a cosy multi fuel stove which sits on a Caithness flagstone hearth. The fitted kitchen is of good proportions with a double oven, an extractor chimney hood and other integral appliances. There is plenty of space within the kitchen for a large table and chairs as well as a sofa. To the rear of the kitchen are French glazed doors which let plenty of natural daylight flood through and give access to the generous rear garden. The new family bathroom boasts a corner bath with a shower above as well as built in storage and attractive wooden wall panelling. There are also three bedrooms all of which benefit from built in wardrobes with hanging and shelf space. The master bedroom also has an immaculately presented en suite shower room. Throughout the property there is excellent storage and a utility to the rear of the kitchen completes the living accommodation. This wonderful home also benefits from a generous single garage and oil central heating.

The garden to the front is open with an area of lawn, a generous tarmac drive and some flower borders. To the rear, the property benefits from wooden fencing with a patio area and mature trees as well as hedging and raised vegetable planters.

Ideally located just a five-minute drive into Thurso, this property is within the school catchment area for Pennyland Primary School and on a bus route. Thurso is Scotland's most northerly town and is renowned worldwide for its surfing activities and has a range of facilities including a cinema, a post office, supermarkets, hotels, and pubs. There are several medical centres in the town and links South by train, as well as good coach links locally and throughout the U.K.





# Extra Information

## Services

School Catchment Area is Pennyland Primary School/  
Thurso High School

## EPC

EPC C

## Council Tax

Band D

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///landmark.opened.anyone](https://www.what3words.com/landmark.opened.anyone)

## Key Features

- WELL PRESENTED
- THREE BEDROOMS
- EXCELLENT STORAGE
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING



# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.50m x 1.40m**

Accessed via a hardwood door, the walls of been painted. There is wall mounted shelving and coir matting as well as a Tiffany light fitting. A fifteen-pane panel door leads into the inner hall.

## **Lounge 3.80m x 5.30m**

The lounge is of good proportions. There is a feature wooden wall as well as built in shelving. A feature within the room is the wood burning stove which sits on a Caithness flagstone hearth. There is coving, ceiling downlighters as well as a large picture window to the front elevation. A carpet has been laid the floor and there is a full height radiator. It is a light and bright reception room.

## **Utility 1.68m x 2.98m**

The utility has a good selection of base and wall units with laminate worktops. There is a stainless-steel sink with a drainer and space for a washing machine and tumble dryer. Wood effect ceramic tiles have been laid the floor. There is an access hatch to the loft void, an extractor fan and ceiling downlighters. A hardwood door leads outside.

## **Bedroom Two 2.80m x 4.07m**

This room spacious with two sets of double fitted wardrobes. There is a feature papered wall, ceiling downlighters and double sockets. A window with a roller blind faces the front elevation as well as a cream fitted carpet.

## **Hallway 2.59m x 2.61m and 1.14m x 3.90m**

The L-shaped hall is well presented. There is a cast iron radiator, coving and ceiling downlighters. There is a double built-in cupboard as well as another that houses the hot water tank, there are also double sockets.

## **Kitchen 4.28m x 5.79m**

This room is spacious and bright with an excellent selection of base, wall and full height units. There are laminate worktops, a stainless-steel sink as well as a double oven with a ceramic hob and a chimney extractor hood. There is an integral dish-washer and a window with a roller blind to the side elevation. A sliding patio door leads to the utility and ceramic tiles have been laid to the floor. There a ceiling downlighters and a central heating radiator.

## **Bedroom One 2.87m x 2.40m**

This well-presented room has a built-in cupboard with hanging and shelf space. There is a feature papered wall, a central heating radiator and a pendant light fitting. A window with a roller blind faces the front elevation. There is also a fitted carpet.

## **Bathroom 1.71m x 1.94m**

This beautiful room features a corner bath with a shower and tiling above. The basin has been built into a wall mounted unit. There is a white WC, wooden panelling to half height and stone ceramic floor tiles. It benefits from a chrome towel ladder radiator, wall mounted cupboard, ceiling downlighters and an opaque window to the rear elevation.

# Property

## Dimensions

### **Bedroom Three 3.65m x 3.00m**

This room has a feature papered wall and two sets of mirrored fitted wardrobes with hanging and shelf space. There are ceiling downlighters, a central heating radiator and a cream fitted carpet. It benefits from ample power points and a window to the rear elevation. A door leads to the ensuite.

### **Garage 6.66m x 3.46m**

The garage has an electric door with a hatch that gives access to the loft void. The garage has power and light as well as wall mounted shelving.

### **Ensuite 1.09m x 2.19m**

This room benefits from a recessed shower as well as a pendant light fitting and white WC. There is a chrome towel ladder radiator, a wall mounted cupboard as well as an extractor light and ceiling downlighter. Vinyl has been laid the floor and an opaque window faces the side elevation.

### **Garden**

This property occupies a generous plot with a large tarmac drive. The front garden is mainly laid to lawn with flower borders. The rear garden benefits from ranch fencing with a patio area and raised vegetable planters and a wood store. The rear garden as fully enclosed with gates to either side.



## 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.