



# Wolfburn Road, 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 detached bungalow in the much sought after area of West Gills. Rarely available this beautifully presented home benefits from a generous lounge with a large picture window, there is a generous kitchen which has an excellent selection of oak base and wall units as well as integral appliances. This room also has patio windows to the rear and plenty of room for a dining set and a sofa. A door from the kitchen leads to the well-presented utility room where there is space for a washing machine, tumble dryer and fridge freezer. There are three double bedrooms, all of which benefit from built in wardrobes. The master bedroom also has an en suite shower room and the family bathroom completes the living accommodation. A large single garage which has been plaster boarded throughout has power, light and water and also provides further storage for this lovely home. The garden grounds to the front are low Maintenance with an area of lawn and a large tarmac drive. A path gives access to the rear garden which is generous in size and houses the oil tank. The rear garden is laid to lawn and surrounded by a dry-stone dyke.

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.





# Extra Information

## Services

School Catchment Area is Pennyland Primary, Thurso High

## 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: [///makeup.movie.gadgets](https://www.what3words.com/#!/share////makeup.movie.gadgets)

# Key Features

- Three Bedrooms
- En-Suite
- Oil Central Heating
- Off Road Parking
- Generous Garden



# Property Photos





# Property Photos





# Property Photos



# Property Dimensions

## **Vestibule 1.40m x 1.52m**

Accessed via a UPVC door, the inner hall is bright and benefits from a fitted carpet. This area of the home has coving and a pendant light fitting. A 15-panel door gives access into the inner hall.

## **Lounge 5.48m x 4.79m**

The superb lounge features a large picture window giving lots of natural light to the room. A carpet has been laid to the floor and there is coving to the ceiling. There are two central heating radiators, an aerial and phone point as well as power points. This neutrally decorated room benefits from a pendant light fitting.

## **Master bedroom 3.64m x 2.98m**

This beautifully appointed room benefits from two sets of built-in wardrobes with hanging and shelf space. The walls have been painted magnolia; there is a central heating radiator and a pendant light fitting. This bedroom also benefits from double sockets and a window that faces the rear elevation. A door gives access to the en-suite.

## **Kitchen 4.30m x 4.69m**

The attractive kitchen is well presented and benefits from a window, fitted with a blind, to the side elevation and sliding patio doors to the rear. There is an excellent selection of oak wall and base units with laminate worktops. Between the units have been tiled. The kitchen benefits from a ceramic hob, a fridge-freezer, single oven and two central heating radiators. Space can be found for a table and chairs. This room has two pendant light fittings and vinyl flooring. A door gives access to the utility room.

## **Inner Hall 2.58m x 6.48m**

The inner hall is spacious and bright with two built in storage cupboards. There are two light fittings, coving, a central heating radiator as well as a smoke alarm. The hallway benefits from ample sockets and doors give access to the lounge, kitchen, bedrooms and bathroom.

## **Bedroom one 2.38m x 2.89m**

This neutrally decorated room benefits from built in wardrobes with hanging and shelf space. A carpet has been laid to the floor. There is a pendant light fitting, double sockets and phone point. A window fitted with a raffia blind faces the front elevation.

## **En-Suite 1.10m x 2.19m**

This room benefits from a recessed shower. There is a W.C and pedestal sink as well as vinyl flooring. A window, fitted with blinds faces the rear elevation. There is a wall mounted mirror and a central heating radiator, also there is a ceiling light and extractor fan.

## **Utility Room 2.89m x 1.70m**

This neutrally decorated utility room benefits from a stainless-steel sink with a drainer and laminate worktop. There is an oak unit with space for a washing machine, tumble dryer and dishwasher. Vinyl has been laid to the floor, there is a flush light fitting, an extractor fan and a hatch to the loft void. This room also benefits from a central heating radiator and a partially glazed UPVC door which leads to the outside.

# Property Dimensions

## **Bathroom 2.99m x 1.96m**

The immaculate bathroom benefits from a WC, a pedestal basin and a shower quadrant. Vinyl has been laid to the floor. There is tiling to half height, an extractor fan and flush light fitting. A window faces the rear elevation and there also is a central heating radiator.

## **Garage 7.28m x 3.46m**

This is a large single garage and has been plaster boarded throughout and has a concrete floor. An opaque window faces the side elevation and a UPVC door leads to the rear garden. The main front door of the garage is operated with a remote control. The garage has light, power and water.

## **Bedroom Three 4.09m x 2.19m**

Located to the front of the home this lovely room benefits from two sets of built in wardrobes with hanging and shelf space. There is a central heating radiator, a pendant light fitting and a fitted carpet. This room also benefits from a window, fitted with a blind, to the front elevation and double sockets. This room has been painted magnolia throughout.

## **Garden**

The front of the property is laid to lawn with a paving slab path and large tarmac drive. The rear garden is of good proportions and is mainly laid to lawn. There is a path that leads to the front. The garden also houses the oil tank.



## 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.