



# Barrock Street, Thurso

Offers Over £165,000



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

2 BEDS | 1 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to present this well-maintained one and a half storey detached house, offering comfortable accommodation over two levels with enclosed garden grounds and private parking.

The property is entered via a bright inner hall with useful storage, leading into a spacious lounge with a large picture window to the front elevation. The well-appointed kitchen is fitted with base and wall units, complementary worktops, integrated oven and hob, and provides ample space for dining. From here, there is direct access to the rear garden as well as a separate utility room with additional storage and external door. A conveniently located WC completes the ground floor accommodation.

Upstairs, the landing provides access to two attractive double bedrooms, both benefiting from mirrored fitted wardrobes and Velux windows to the front elevation. The stylish family bathroom is fitted with a bath and shower over, WC and vanity basin, creating a practical and modern space.

Externally, the front garden is laid to lawn with hedging, and a driveway provides off-street parking alongside a single garage. The rear garden is designed for low maintenance, with paving and lawn areas complemented by mature trees and hedging, offering a pleasant outdoor space.

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.



# Extra Information

## Services

School Catchment Area is - Miller Academy, Thurso High

## EPC

EPC - D

## Council Tax

Band - B

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///tanks.birthdays.sleepers

# Key Features

- **Two Bedrooms**
- **Tastefully Decorated**
- **Front & Back Gardens**
- **Quiet Area**
- **Close to Town centre**



# Property Photos



# Property Photos



# Property

## Dimensions

### **Inner Hall 0.87m x 2.61m**

Accessed via an UPVC door, the inner hall is well presented. There is oak laminate flooring, a central heating radiator and double sockets. This area of the home benefits from a storage cupboard and a ceiling light. An oak door gives access to the lounge.

### **Kitchen 3.19m x 5.83m**

The nicely laid out kitchen benefits from base and wall units, with laminate worktops. Laminate has been laid to the floor. There is a sink with a drainer, a hob with an extractor above, as well as a single oven. Space can be found for a table and chairs. There are two triple light fittings and coving. A window faces the front elevation and a door gives access to the rear garden. A sliding door gives access to the utility room. There is also a storage cupboard.

### **WC 0.73m x 1.46m**

This well-presented room has a WC and wall mounted basin. There is a pendant light fitting, a fitted carpet and an opaque window to the side elevation.

### **Bedroom One 2.64m x 3.89m**

This lovely room has green painted walls and a beige fitted carpet. There is a pendant light fitting, a central heating radiator and double sockets. Mirrored fitted wardrobes provide storage and a velux window faces the front elevation.

### **Lounge 3.52m x 4.31m**

The spacious lounge has a large picture window to the front elevation. There is coving, double sockets as well as oak laminate flooring. A cupboard provides storage and a door giving access to the kitchen.

### **Utility Room 1.73m x 1.46m**

The utility room benefits from a fitted carpet, wall-mounted shelving and has a flush light fitting. Space can be found for a washing machine and tumble dryer. A partially glazed UPVC door leads to the outside.

### **Stairs & Top Landing 2.24m x 1.77m**

A straight flight stairwell leads to the top landing. A hatch gives access to the loft void. There is a flush light fitting and a heat detector. A cupboard provides storage. Doors give access to two bedrooms and the bathroom.

### **Bedroom Two 3.86m x 2.85m**

This beautiful room has a feature panel wall and a beige fitted carpet. Mirrored built in wardrobes provide storage. There is a pendant light fitting, a central heating radiator and a velux window faces the front elevation.

# Property Dimensions

## **Bathroom 2.73m x 1.76m**

This stylish room benefits from a bath with shower above. There is a W and the basin has been built into a vanity unit. Laminate has been laid to the floor. There is a triple light fitting and a window faces the front elevation. There is also a central heating radiator.

## **Front Garden**

The front garden is laid to lawn with hedging. A driveway provides parking and there is also a single garage.

## **Rear Garden**

The rear garden is lawn maintenance and had paving slabs laid throughout. The garden benefits from hedging and mature trees.

## 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.