



Gerry Square, Thurso

Offers Over £60,000



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0 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb stone-built cottage which is located in the heart of Thurso and is ready to be converted subject to planning consent. Currently used as a commercial building this property would make a great Airbnb, a rental property or home for a first-time buyer. The cottage is mid terraced with a beautiful enclosed garden to the rear which has lovely roses and many varieties of flowers.

On entering the property, the hallway benefits from original Caithness Flagstone flooring and gives access to a WC as well as a traditional kitchen and main reception room.

The large reception room has a vaulted ceiling, dual aspect windows and original wooden floorboards as well as electric heating. The layout within could easily be reconfigured to accommodate a bedroom, making this a two bedroomed home subject to planning consent. The main reception room is bright and gives access to an office which also has Caithness Flagstone flooring. The kitchen although in need of upgrading is in a traditional style and boasts a Belfast sink with cream units. High ceilings throughout this building give it a feeling of space. Just a few minutes' walk from the beach and the town centre, this quaint, charming cottage has a lot to offer. Parking can be across the street, nearby in the resident's car park.

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.



Extra Information

Services

School Catchment Area is - Miller Academy, Thurso High

EPC

EPC - N/A

Council Tax

Band - N/A

Tenure

Freehold

Viewing

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

Extras

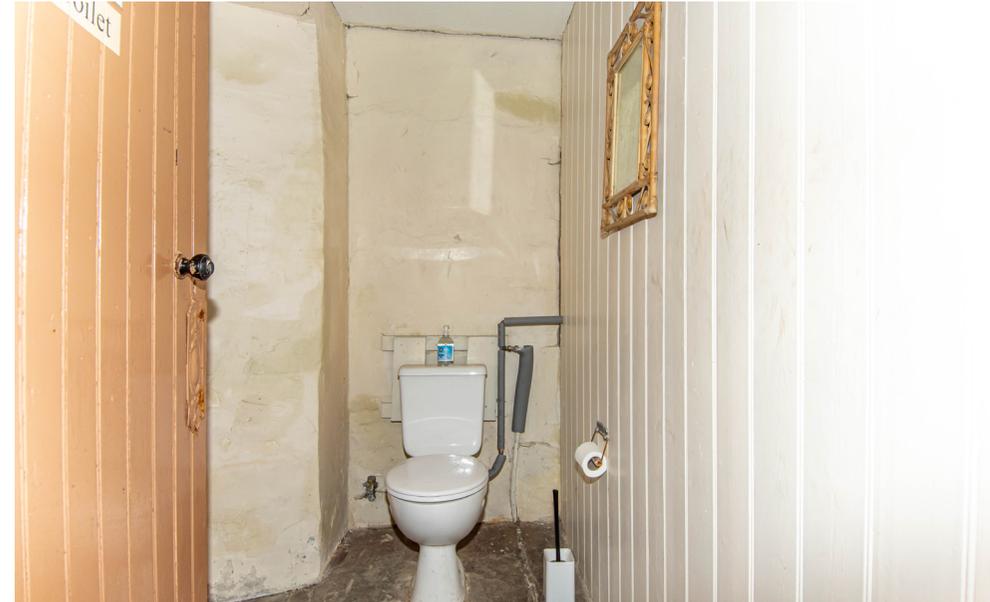
What3Words: ///referral.announced.hedge

Key Features

- **Traditional Stone Building**
- **Kitchen Area**
- **Large Main Hall**
- **Office Area**



Property Photos



Property Photos



Property

Dimensions

Inner Hall 1.71m x 0.81m

Accessed via a UPVC door, the vestibule has painted walls and Caithness flagstone floor. There is a wall light and doors lead to the main hall and kitchen.

Kitchen 2.36m x 3.55m

The kitchen has white base and wall units with laminate worktops. There is a Belfast sink, a freestanding cooker as well as an undercounter fridge. A window faces the side elevation; there is a pendant light fitting and hatch to a further loft void. Caithness flagstones have been laid to the floor. A door gives access to the main hall.

W.C 2.21m x 1.39m

This room has a sash and case window to the front elevation and magnolia painted-walls. There is a pendant light fitting and Caithness flagstone floor.

Main Hall 7.37m x 4.65m

The room has a high ceiling which gives it a feeling of good space. There is florescent lighting, a feature fireplace with an open coal fire as well as a wall mounted heater. A cupboard provides storage and a hatch gives access to the loft void. Dual aspect windows make this a bright reception room. A door gives access to an office.

Office 2.69m x 4.00m

Located to the front of this dwelling, this room has magnolia painted walls, power points as well as florescent lighting. A Caithness flagstone floor add character to this room as does the sash and case window. Steps give access to the main function room.

Garden

The beautiful garden is an ambiance of colour and is fully enclosed.

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.