



SCAPA PLACE, THURSO

Offers Over £77,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to market this attractive modern flat in the private development of Scapa Place, Thurso. This immaculate flat comprises of a bright family lounge which has laminate flooring. Located off the lounge is the modern fitted kitchen which has base and wall units, a gas hob and a single oven. There are two spacious double bedrooms both of which have built in cupboards with sliding doors, and a bright family bathroom, with shower above the bath. The flat benefits from gas central heating and is within easy walking distance of the town centre. This flat is being sold as buy-to-let investment property with a sitting tenant in place. Conveniently located next to a Supermarket this flat is also within a 5-minute walk of Pennyland Primary School and is near to a bus route. Further facilities such as medical practice, post office, cinema, etc and the town centre, offering a good selection of shops, are a short car journey away. Thurso is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is also an airport and hospital in Wick which is a twenty-minute driving distance away.



Extra Information

Services

Gas Central Heating
School Catchment Area is Pennyland Primary School/
Thurso High School

EPC

EPC C

Council Tax

Band

Tenure

Freehold

Viewing

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

Extras

What3words: ///amaze.insolvent.sprinter

Key Features

- **TWO BEDROOMS**
- **INVESTMENT OPPORTUNITY**
- **SITTING TENANT**



Property Photos



Property Dimensions

Front Vestibule 1.37m x 0.95m

Accessed via a partially glazed UPVC door, the vestibule is bright with a pendant light fitting, magnolia painted walls and a fitted carpet. A six-panel door gives access to the spacious lounge.

Hallway 2.91m x 0.86m

This room has a beige fitted carpet, a radiator, a pendant light fitting and a smoke alarm. There are two generous storage cupboards. Doors lead to the two large bedrooms and the family bathroom.

Lounge 3.17m x 4.49m

This spacious and bright lounge has a window with a blind to the front elevation. Beech laminate has been laid to the floor, there is a pendant light fitting, a smoke alarm and a double socket. This room benefits from a wall mounted TV bracket, a phone point and features coving to the ceiling. A door leads to the kitchen.

Kitchen 2.66m x 2.62m

This attractive room boasts beech base and wall units with laminate worktops. There is a gas hob, a single oven and a wall mounted boiler. Between the units has been tiled, there is also a washing machine, fridge/freezer and space for a tumble dryer. This room benefits from a radiator, a smoke alarm and heat detector. It also benefits from chrome light fittings.

Bedroom One 3.18m x 3.54m

This spacious room has a window with curtains to the front elevation. There is a radiator and mirrored fitted wardrobes with hanging and shelf space. A carpet has been laid to the floor. There is also a pendant light fitting with ample sockets and a BT point.

Family Bathroom 1.67m x 1.94m

This well-presented room has a bath with a shower above. There is a pedestal sink and a W.C, a curved glass shower screen as well as a radiator. Vinyl has been laid to the floor, there is an extractor fan, a pendant light fitting and an opaque window with a roller blind to the rear. The walls have also been tiled.

Bedroom Two 2.94m x 3.05m

This double room is rear facing and neutral in decor. It is a bright room which benefits from mirrored fitted wardrobes with hanging and shelf space. A carpet has been laid to the floor, there is a radiator, double sockets and a pendant light fitting. A window with curtains can also be found to the rear elevation.

Garden

There is a shared area of lawn to the rear the property as well as a drying green. On street parking can be found to the front of this wonderful home which also benefits from gas central heating.

THURSO

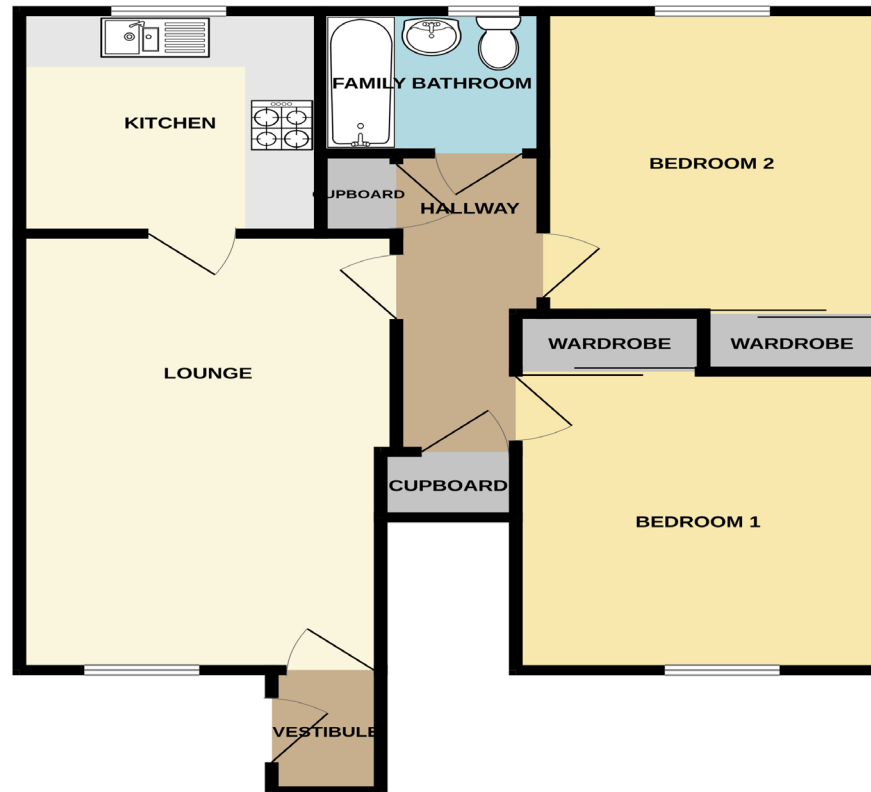
Property Location

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 is good coach and rail links South. There are leisure facilities within the town which include a cinema, a swimming pool and outdoor pursuits include surfing, fishing and yachting. There is an airport and hospital in Wick which is a twenty-minute driving distance away.



Property Layout

GROUND 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 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.

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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, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.