



# CASTLEGREEN ROAD, THURSO

Offers Over £118,000



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

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this superb family home in the popular Pennyland area of Thurso. This delightful home occupies a generous garden plot and offers flexible and comfortable family living over two levels. Internally the accommodation comprises of a tastefully decorated lounge with dual aspect windows. The kitchen is bright and has a good selection of base and wall units with oak laminate worktops. Located off the kitchen are a generous WC as well as a spacious utility room. Upstairs are three double bedrooms which are of good proportions as well as the family bathroom which benefits from having a corner bath with shower above. This property is to be sold with a tenant in situ and is generating an excellent rental yield.

The garden to the front benefits from a large monobloc drive providing off road parking. The rear garden is fully enclosed and has wooden shed which provides storage, as well as a patio, raised decking and an area of lawn.

Ideally located in the Pennyland area of Thurso, this wonderful home is near to a bus route and within a five-minute walk to Pennyland Primary School. Further facilities such as supermarkets, a cinema, a post office, and a medical practice are a short car journey away. Thurso is the most Northernly town in Scotland and benefits from having good coach and rail links South. There is an airport and a hospital in Wick, which is a twenty-minute driving distance away.



# Extra Information

## Services

School Catchment Area is Pennyland Primary School/  
Thurso High School

## EPC

EPC D

## Council Tax

Band A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: ///hiking.spun.ironic

# Key Features

- **WELL PRESENTED**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**
- **TENANT IN SITU**





# Property Photos





# Property Photos





# Property

## Dimensions

### Vestibule 0.95m x 1.49m

Accessed via a UPVC door, the vestibule is well presented. There is a flush light fitting, coving and beech laminate flooring. There is a deep storage cupboard which houses the consumer unit. A door leads to the inner hall.

### Lounge 4.18m x 6.77m

This room is well presented. The walls have been painted light grey, there are two central heating radiators and a window to the front elevation. Patio doors lead outside, there are two light fittings, a smoke and heat detector. Beech laminate has been laid to the floor, there are double sockets and coving.

### Utility Hall

This area of the home has white painted walls and vinyl flooring. There are two pendant light fittings, double sockets, wall mounted shelves and services for a washing machine and tumble dryer. A window faces the front elevation and a partially glazed UPVC door leads outside. This area of the home houses the Worcester boiler. There is also a deep storage cupboard and a further door leads to the WC.

### Stairs & Landing 2.38m x 2.83m (approx)

A carpeted stairwell leads to the first floor landing where there is a window with blinds to the side elevation. There is coving, a smoke alarm and an access hatch to the loft void. Pine doors lead to the three bedrooms and bathroom.

### Inner Hall 2.42m x 2.40m

This area of the home is bright with a window to the side elevation. Beech laminate has been laid to the floor, there is coving and a flush glass light fitting. There is a smoke alarm and a central heating radiator. Doors lead to the lounge and kitchen.

### Kitchen 3.08m x 3.75m

The bright kitchen benefits from a good selection of base and wall units with oak laminate worktops. There is a stainless steel sink with a drainer, a gas hob, a grill and oven. There is space for a washing machine and tumble dryer. Vinyl has been laid to the floor and a window with blinds can be found to the rear elevation. There is also a phone point and doors lead to the utility hall.

### WC 0.89m x 1.45m

This room is bright with a white WC, vinyl flooring and a pendant light fitting. There is a wall mounted shelf and an opaque window to the side elevation.

### Bedroom One 2.72m x 2.39m

This neutrally decorated room benefits from two deep storage cupboards. A carpet has been laid to the floor, there is a pendant light fitting and double sockets. A window with wooden blinds faces the front elevation.



# Property

## Dimensions

### **Bedroom Two 4.19m x 3.00m**

This spacious room benefits from built in units. The walls have been papered, there is a central heating radiator and a carpet has been laid to the floor. This room benefits from coving, a chrome light fitting and a window with blinds to the rear elevation.

### **Bedroom Three 3.46m x 3.04m**

This stylish room has a feature papered wall and benefits from a shelved storage cupboard. A carpet has been laid to the floor, there is a pendant light fitting, shelving, coving and a central heating radiator. A window with blinds faces the front elevation.

### **Bathroom 1.65m x 2.44m**

This bright room features a corner bath with shower above and a WC. The basin has been built into a Beech vanity unit. Vinyl has been laid to the floor, there is a wall mounted cupboard, an extractor fan, triple light fitting and an opaque window to the rear elevation. Wet wall has been fitted to the wall.

### **Garden**

This property benefits from a large monobloc drive which also has a stone chipping border. The rear garden is low maintenance with a raised decking area, a gazebo, a wooden shed as well as a patio area and lawn. There are also some raised flower borders.



## THURSO

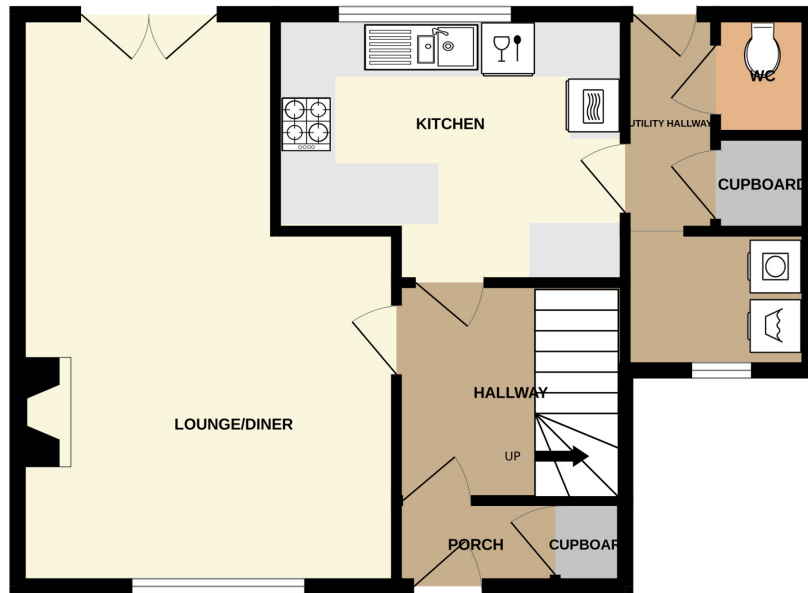
### Property Location

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.

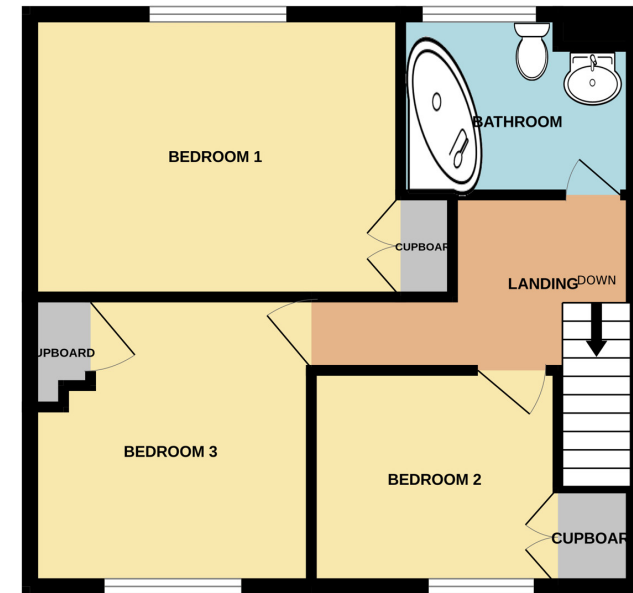


# Property Layout

GROUND FLOOR



1ST 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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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**

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- 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





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