



# SINCLAIR STREET, THURSO

Offers Over £70,000



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2 BATH | 3 RECEPTION

## Property Information

Ideally located in a prominent location, just minutes from all amenities, this office block can either be sold with the sitting tenants in place or with vacant possession. Internally the property occupies three floors with an office and a shower room on the ground floor which are neutral in décor. Stairs lead up to the first floor where there is a W.C as well as an office and a well equipped kitchen. Further stairs lead to the top floor where there is a spacious attic meeting room. The building is mainly neutral in décor and benefits from gas central heating. Alternatively, it could be turned back in to its former use as dwelling house which would also be ideal due to its prime town centre location.

Ideally located close to the centre of Thurso. It is near to a bus route and within minutes' walk to Miller Academy Primary School and a medical practice. Further facilities such as supermarkets, a cinema and a post office are within a very short car journey away. Thurso is the most Northerly 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

Gas Central Heating

## EPC

EPC

## Council Tax

N/A

## Tenure

Freehold

## Viewing

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

## Extras

What3Words: [///owls.unfit.property](https://www.what3words.com/owls.unfit.property)

# Key Features

- **PROMINENT LOCATION**
- **THREE OFFICES**
- **CAN BE SOLD WITH SITTING TENANTS**
- **GAS CENTRAL HEATING**





# Property Photos



# Property Dimensions

## Hallway 1.42m x 2.47m

Accessed via a UPVC door, this area has a fitted carpet. There is a storage cupboard, a central heating radiator, florescent lighting and a smoke alarm. Doors give access to office one and the shower room.

## Shower Room 2.75m x 2.25m

This room has white painted walls and benefits from non slip flooring, a shower enclosure and a flush light fitting. There is also a wash hand basin, a central heating radiator and an opaque window with a roller blind can be found to the rear elevation. There is also an extractor fan and a wall mounted mirror.

## Kitchen 2.93m x 2.58m

The bright kitchen has oak base and wall units, an extractor hood, a hob and laminate worktops. There is an undercounter fridge, non slip flooring as well as the wall mounted Worcester boiler. This room benefits from a window with a roller blind to the rear, a central heating radiator and tiled fireplace. There is also a flush light fitting and double sockets.

## WC 1.25m x 1.29m

This room benefits from a built in basin, a WC and has a wall mounted mirrored cupboard. A carpet has been laid to the floor, there is a central heating radiator, an extractor fan and a flush light fitting. An opaque window faces the front elevation.

## Office One 4.97m x 3.63m

This room is neutral in décor. A carpet has been laid to the floor, there are two central heating radiators, coving, florescent lighting and windows with blinds to the front elevation.

## Stairs & First Floor Landing 2.30m x 0.74m

A carpeted stairwell leads to the first floor landing where there is a second office, a toilet and kitchen. This area has a window to the front elevation, a flush light fitting and a smoke alarm.

## Office Two 4.86m x 3.20m

Neutral in décor, this room benefits from a central heating radiator, a fitted carpet and florescent lighting. A window faces the front elevation and there is also a storage cupboard.

## Stairs & Second Floor Landing

A carpeted stairwell leads to the second floor where there is a wall light and a velux window. A door gives access to the third office.

# Property

## Dimensions

### **Office Three 6.11m x 3.09m**

This spacious room is neutral in décor. There is a central heating radiator, a fitted carpet, double sockets as well as ceiling downlighters. A cupboard provides storage into the eaves and there is also two generous velux windows and a smoke alarm.



## THURSO

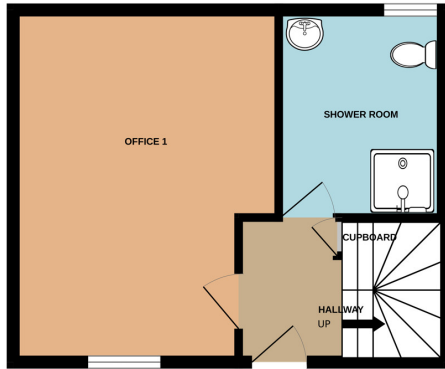
### Property Location

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.

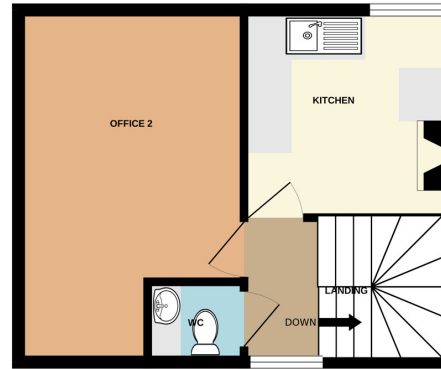


# Property Layout

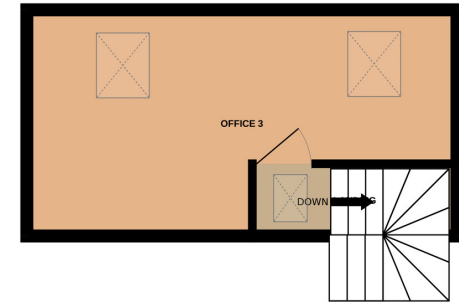
GROUND FLOOR



1ST FLOOR



2ND 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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## **Why Choose Yvonne Fitzgerald Properties**

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- Drone Photography





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