



PALACE COURT, THURSO

Offers Over £180,000



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3 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this beautiful semi-detached bungalow in the popular residential area of West Gills. This well-presented property benefits from a beautiful lounge which has been tastefully decorated and features an attractive bay window. There is a maple fitted kitchen which is of good proportions. This superb room has excellent storage space as well as plenty of room for a large dining room table and chairs. The family bathroom is well presented and benefits from a bath as well as a shower. The bedrooms are mainly neutral in décor with two of the rooms benefitting from built in wardrobes. Externally the property occupies a generous garden plot with a tarmac drive and area of lawn to the front with a large enclosed garden to the rear. This is an excellent opportunity for a family or first buyer to purchase an affordable home which is just ready to move in to.

Externally the front garden is laid to lawn with a tarmac drive providing off road parking for several vehicles. To the rear, the garden is fully enclosed and is mainly laid to lawn and benefits from ranch style fencing and a patio area.

Ideally located just a five-minute drive into Thurso, this property is within the school catchment area for Pennyland Primary School and on a bus route. Thurso is Scotland's most northerly town and is renowned worldwide for its surfing activities and has a range of facilities including a cinema, a post office, supermarkets, hotels, and pubs. There are several medical centres in the town and links South by train, as well as good coach links locally and throughout the U.K.



Extra Information

Services

School Catchment Area is Pennyland Primary School/
Thurso High School

EPC

EPC E

Council Tax

Band C

Tenure

Freehold

Viewing

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

Extras

What3Words: [///daunted.train.additives](https://www.what3words.com/daunted.train.additives)

Key Features

- **WELL PRESENTED**
- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**
- **GARAGE**



Property Photos



Property Photos



Property Dimensions

Vestibule 1.14m x 1.12m

Accessed via a hardwood door with glazed panel, the vestibule has magnolia painted walls and a flush glass light fitting. There are wall mounted coat hooks and oak laminate flooring. A glazed fifteen pane door leads into the inner hall.

Lounge 4.87m x 3.85m

The beautiful lounge has a feature papered wall and oak laminate flooring. A focal point within the room is the bay window which is dressed with both blinds and curtains. The lounge benefits from a phone point, an aerial point and double sockets. This welcoming reception room also benefits from coving, ceiling downlighters and a storage heater. There is also a smoke alarm.

Bedroom One 2.75m x 2.63m

Neutral in décor, this bright double bedroom benefits from a window with curtains as well as a panel heater. A carpet has been laid to the floor. There is a pendant light fitting, double sockets and a built-in mirrored wardrobe with hanging and shelf space.

Bedroom Three 3.74m x 2.90m

Located to the front of this wonderful home, this bright and airy double room has a feature papered wall and benefits from oak laminate flooring. There are triple mirrored built in wardrobes with hanging and shelf space, an electric panel heater as well as a phone point and double sockets. The window has been dressed with both blinds and curtains and there is also a pendant light fitting.

Inner Hall 3.14m x 1.00m (Max & Min)

The L-shaped hall is well presented. The walls have been painted magnolia, there is coving, a linen cupboard and two pendant light fittings. Beech laminate has been laid to the floor. Doors give access to the lounge, kitchen, three bedrooms and family bathroom.

Kitchen 4.63m x 2.97m

The well-equipped kitchen is of good proportions and benefits from maple base, wall and full height units with laminate worktops. Between the units has been tiled. The kitchen benefits from a freestanding cooker with an extractor above, with space for a washing machine, dishwasher and fridge freezer. Laminate tiles have been laid to the floor and there is also a stainless-steel sink with a drainer. This room has ample power points, chrome lighting and wall mounted shelving. A window faces the rear elevation and a partially glazed hardwood door leads outside. There is also a storage heater.

Bedroom Two 3.40m x 2.57m

This attractive room has a feature mural wall and laminate flooring. There is an electric panel heater, double sockets and a pendant light fitting. A window with curtains enjoys an outlook of the generous rear garden.

Garden

Externally the front garden is laid to lawn with a tarmac drive and off road parking for several vehicles. The rear garden is mainly laid to lawn and benefits from ranch style fencing and a patio area.

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.