



Grove Lane, Thurso

Offers Over £95,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to present to the market this stunning two bedroomed mid terraced home in excellent decorative order. This beautiful two storey property is in the heart of Thurso and is very well presented with oak facings, skirtings and doors throughout. There is a lovely lounge with a feature wall and an attractive oak fireplace. The lounge has a recessed oak alcove with built in shelving and cupboard space. The lounge also gives access to the superb kitchen. The stylish kitchen boasts white high gloss base and wall units with oak laminate worktops, a washing machine, fridge freezer and freestanding cooker. There is also space for a dining table and a useful, deep pantry cupboard. Upstairs is an immaculately presented shower room which has been fitted with wet wall throughout. The WC and basin have both been built in to a vanity unit and there are also two double bedrooms. Both bedrooms have mirrored fitted wardrobes. The master bedroom also benefits from a deep storage cupboard.

Externally the front garden is laid to lawn with a patio area and stone chipped borders. The rear garden is also low maintenance with stone chippings and a further patio area. Both gardens are enclosed and parking can be found nearby and on street to the front of this lovely home. The property also benefits from gas central heating and double glazing.

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.



Extra Information

Services

School Catchment Area is - Mount Pleasant Primary School / Thurso High School

EPC

EPC C

Council Tax

Band A

Tenure

Freehold

Viewing

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

Extras

What3Words:///crawling.impressed.bachelor

Key Features

- **TWO BEDROOMS**
- **SOUGHT AFTER LOCATION**
- **GAS CENTRAL HEATING**



Property Photos



Property Photos



Property Photos



Property Dimensions

Vestibule 1.31m x 1.41m

Accessed via a UPVC door, the vestibule is well presented with painted walls and oak vinyl flooring. There is a pendant light fitting and smoke alarm. Stairs give access to the first floor and an oak door leads into the lounge.

Kitchen 5.11m x 2.26m

The superb kitchen has white high gloss base and wall units with oak laminate worktops. There is a stainless-steel sink with a drainer, space can be found for a washing machine, fridge freezer and freestanding cooker. Vinyl has been laid to the floor and a deep pantry cupboard provides further storage. The kitchen benefits from a central heating radiator, ceiling downlighters and a window fitted with blinds faces the rear elevation. A partially glazed UPVC door leads outside space can also be found for a table and chairs.

Bedroom One 3.53m x 3.39m

This room boasts mirrored built in wardrobes with both hanging and shelf space as well as another deep cupboard which provides further storage. There is a pendant light fitting, double sockets, a central heating radiator and grey fitted carpet. A window, fitted with curtains, faces the front elevation. This is a very bright and spacious room.

Bedroom Two 3.09m x 2.85m

This lovely room has a window to the rear elevation and benefits from mirrored fitted wardrobes with shelf and hanging space. A carpet has been laid to the floor. There is a pendant light fitting, double sockets and a central heating radiator.

Lounge 4.02m x 4.76m

This beautiful room has a feature papered wall as well as an attractive oak fireplace. There is a recessed oak alcove, coving and a triple light fitting. A window, dressed with blinds and curtains faces the front elevation and a carpet has been laid to the floor. There is an arial point, double sockets and a central heating radiator.

Stairwell

A carpeted stairwell leads to the first-floor landing where there is a pendant light fitting, a smoke alarm and central heating radiator. A hatch gives access to the loft void. Oak doors give access to the shower room and three bedrooms.

Shower Room 1.73m x 1.99m

The shower room has been fitted with wet-wall throughout and benefits from a generous shower quadrant. The WC and basin are both built into a white vanity unit and vinyl has been laid to the floor. This room benefits from a chrome towel ladder radiator and a triple light fitting. An opaque window faces the rear elevation.

Gardens

The rear garden is of low maintenance with stone chippings and a patio area while the front garden also has a patio area and chipped stone borders.

THURSO

Property Location

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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.
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- 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.