



Sinclair Street, Thurso

Offers Over £225,000



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4 BEDS | 2 BATH | 2 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this superb townhouse to the market. Rarely available, this town centre property offers family living at its best offering modern comfort with period charm. Ideally located in the heart of Thurso, this splendid home benefits from a spacious lounge with a cosy fire. There is a tastefully decorated dining room which gives access to the grey fitted kitchen which has an integral cooker as well as space for appliances. Upstairs on the first floor are two beautifully decorated bedrooms as well as the stylish bathroom which is of good proportions. Stairs lead up to the second-floor landing where there is a further two bedrooms as well as a lovely WC.

Throughout this wonderful home are high ceilings, facings, skirtings and original doors which add to the character of the home. This period property has been finished to a high standard with good quality floorcoverings as well as decoration making this the ideal home to move into. There is a shared driveway to the side of the home which gives access to the garage. The rear garden is laid to lawn with raised flower borders, a playhouse and a greenhouse.

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.



Extra Information

Services

School Catchment Area is - Miller Academy, Thurso High School

EPC

EPC - D

Council Tax

Band - D

Tenure

Freehold

Viewing

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

Extras

What3Words: ///chef.riverboat.ahead

Key Features

- **Four Bedrooms**
- **En-Suite**
- **Two Reception Rooms**
- **Townhouse Rarely Available**
- **Close to all Amenities**



Property Photos



Property Photos



Property Photos



Property

Dimensions

Vestibule 1.46m x 4.48m

Accessed via a hardwood door, the vestibule has a slate tiled floor and a central heating radiator. There is coving, a pendant light fitting and smoke alarm. Four panel doors give access to the lounge and family room.

Family/Dining Room 3.26m x 4.90m

This beautiful room has been wall papered and benefits from oak laminate flooring. There is a stunning eight light chandelier, double sockets and a central heating radiator. It benefits from a ceiling rose, coving and an ariel point. Cupboards provide storage and a door gives access to the kitchen.

Bedroom One 3.42m x 4.87m

This beautiful room is neutral in décor. The walls have been painted, there is a cream fitted carpet and oak built-in wardrobes. A cupboard houses the central heating radiator, there is coving and a pendant light fitting. A window faces the front elevation and there are also power points.

Bathroom 1.90m x 2.35m

The bathroom features a jacuzzi bath with a shower attachment. Wooden panelling has been fixed to the walls. There is a white towel ladder radiator. This room benefits from an extractor fan, coving and flashlight fitting. An opaque window faces the front elevation and tiles have been laid to the floor.

Lounge 5.05m x 4.61m

This stylish lounge has been wall papered and benefits from a dado rail as well as a ceiling rose. There is beautiful coving, two central heating radiators and a fitted carpet. Two windows face the front elevation; there are double sockets and an attractive wooden fireplace with a tiled surround and Caithness flagstone hearth with an enclosed fire. This is a spacious and bright reception room.

Kitchen 7.34m x 2.08m

The grey fitted kitchen is of good proportions and benefits from a good selection of base and wall units, there is a stainless sink and white marble effect work top. There is a five-ring gas hob with an extractor above as well as a double oven. Space can be found for a dishwasher, washing machine and American fridge freezer. A cupboard provides storage and vinyl has been laid to the floor. There is a feature arch, a triple light fitting and opaque window to the rear. A two panel glazed door gives access to the rear garden. There are also two central heating radiators and a heat detector.

First floor Landing 2.11m x 1.01m

A carpeted stairwell leads to the first-floor landing where there is a central heating radiator and smoke alarm. A window faces the rear elevation and original white four panel doors give access to two beautifully decorated bedrooms and stylish bathroom.

Master Bedroom 3.95m x 5.34m

This splendid room is of good proportions and benefits from dual aspect windows. There is beautiful coving and a grey fitted carpet. This room benefits from a central heating radiator and double sockets. A door gives access to the en-suite.

Property

Dimensions

En-Suite 1.71m x 1.96m

The en-suite is beautifully presented and has a feature papered wall. There is a wall mounted basin and the WC has been built into a white high gloss vanity unit. There is a double shower enclosure and ceiling downlighters. Tiles have been laid to the floor and there is also an extractor fan.

Bedroom Three 3.35m x 3.67m

This spacious room has been tastefully decorated. There is a window to the rear elevation and a carpet has been laid to the floor. This room benefits from a central heating radiator, a pendant light fitting and a socket.

Bedroom Four 3.98m x 3.69m

This bright room has a feature papered wall and a beige fitted carpet. There is a pendant light fitting and a central heating radiator. A velux window faces the rear elevation. It also benefits from ample power points.

Second Floor Landing 1.01m x 2.13m

A grey carpeted stairwell gives access to the second-floor landing. This area of the home has a velux window, a smoke alarm and an access hatch to the loft void. There is a power point and a pendant light fitting. Doors give access to two bedrooms and the WC.

WC 1.45 x 2.14m

This immaculately presented room has a white WC and pedestal sink. There is a chrome towel radiator, a wall light and vinyl flooring. A velux window faces the front elevation.

Rear Garden

The rear garden benefits from a shared driveway which gives access to a single garage. There is off-road parking for several cars, a greenhouse and raised flower borders. The garden is mainly laid to lawn with a tree, ranch style fencing and Caithness Flagstone.

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.



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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

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- 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.