



## 20 Granville Street, Thurso

Offers Over £265,000



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**2 BEDS | 2 BATH | 2 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this wonderful detached bungalow that has been extended and upgraded to a very high standard. Offering family living at it's best, this beautiful home is immaculately presented and has views towards the Orkney Islands from the raised decking area of the landscaped gardens.

Internally there is a tastefully decorated lounge with an enclosed wall mounted gas fire that could also be utilised as a third bedroom. The stunning kitchen/family room boasts excellent storage and has an island as well as base and full height units with good quality integral Bosch appliances. With flagstone flooring laid throughout, this room is exceptionally bright and has triple aspect windows as well as patio doors that open up onto the composite decking area which also has glass balustrades. There are two further stylish bedrooms, one of which benefits from built in furniture as well as an immaculately presented bathroom which has built in sanitaryware and benefits from a bath with a shower above. The W.C is located off the generous utility room and there is also a garage which has wall mounted shelving, storage units and an electric door.

The front garden is mainly laid to lawn with hedging and mature trees with colourful flower borders. The rear garden is private and fully enclosed and can be accessed by gates which are located to each side of the property. The rear garden is an oasis of colour and is simply stunning with well maintained borders, a wildlife pond and mature trees. There is a raised patio which is ideal for entertaining, a greenhouse and outside water tap. A wooden garden shed which provides further storage and clothes line can also be found to the side elevation.

The property is also serviced by gas central heating and has a large driveway which can accommodate four vehicles.

The vendors would also be open to negotiation regarding certain items within the property, offering the opportunity for a purchaser to discuss inclusion of selected furnishings or contents as part of the sale



# Extra Information

## Services

School Catchment Area is Miller Academy Primary School /  
Thurso High School

## 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: [///hoofs.magic.upstarts](https://www.what3words.com/hoofs.magic.upstarts)

## Key Features

- **Stunning extended detached bungalow**
- **Finished to an exceptional standard throughout**
- **Beautiful open-plan kitchen/family room with island**
- **Landscaped front and rear gardens**





# Property Photos





# Property Photos





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# Property Dimensions

## **Vestibule 1.12m x 1.65m**

Accessed via a glazed UPVC door, the vestibule benefits from a high gloss built in storage cupboard. Practical tiles have been laid to the floor and there is a lantern light fitting. A glazed oak door leads to the inner hall.

## **Lounge/ Bedroom Three 4.82m x 4.22m**

This bright and airy room benefits from a large picture window dressed with blinds to the front elevation. There is a papered feature wall and to the opposite wall is a gas fire with Caithness slate hearth and a lovely wooden mantel. There are two further windows to the side and a large radiator to the wall. The room boasts numerous double electrical sockets, a heat and smoke alarm along with a flush ceiling light fitting. The floor is laid to carpet in a grey tone.

## **Utility 2.37m x 1.85m**

The utility room is of good proportions and benefits from grey base units with laminate worktops as well as grey laminate flooring. Space can be found for a washing machine and there is the central heating boiler, a pendant light fitting and double sockets. A space saving oak sliding door provides access to the WC.

## **WC 0.87m x 2.36m**

With white painted walls, the WC is well presented and benefits from a close coupled toilet as well as a central heating radiator. The basin is built into a white high gloss vanity unit and has a splash back above. Grey laminate has been laid to the floor and there is an extractor fan as well as a pendant light fitting.

## **Inner Hall 2.97m x 0.94 and 3.94m x 3.01m (Longest & Widest)**

The spacious inner hall has two built in storage cupboards one of which houses the unvented water tank. The floor has been laid to carpet and there is a smoke alarm as well as two pendant light fittings, a central heating radiator, a double socket and a hatch gives access to the loft void. Oak doors give access to the lounge, two bedrooms, bathroom, kitchen and utility.

## **Kitchen / Family Room 4.55m x 8.38m**

This stunning kitchen with a papered feature wall has an excellent selection of grey and white base and full-height units with laminate worktops. There is a lovely island unit that houses the electric hob with a glass extractor above and a seating/dining area to the end. There are integral Bosch appliances, which include an oven, microwave and a dishwasher. In addition, there is also an LG fridge freezer. An open shelf above the sink provides additional useful storage. There are three central heating radiators as well as ceiling downlighters.

The kitchen / family room benefits from a stunning flagstone floor. The triple aspect windows flood this generously-proportioned area with natural daylight and double-glazed French patio doors lead out to the raised decking area of the rear garden. This area of the room benefits from ample seating space with neutrally decorated walls and ceiling downlighters. There are two aerial sockets and ample double electrical sockets.

## **Bedroom One 3.61m x 4.56m**

Tastefully decorated, with a feature painted wall, this spacious room has a large window dressed with blinds, to the side elevation and the floor has been laid to carpet. There is a pendant light fitting to the ceiling and a central heating radiator to the wall along with ample double sockets.



# Property Dimensions

## **Bathroom 2.54m x 2.05m**

Immaculately presented, this bathroom benefits from a bath with mains shower above, wet wall surround and a glass privacy screen. There is a central heating radiator, a wall-mounted mirrored double cabinet, with in-built illumination and a wall mounted tall high gloss cupboard. The basin and WC are built into white high gloss furniture and there is an extractor fan and a pendant light fitting. An opaque window with a roller blind face to the rear elevation.

## **Garage 6.04m x 3.06m**

The property also benefits from a single garage, which has an electric door and offers wall-mounted shelving as well as storage units. There are power and light connections and a window facing to the side elevation. The garage roof has a guarantee and there is a handy outdoor electric socket.

## **Bedroom Two 4.22m x 4.23m**

This generously proportioned room has a large window with blinds, to the front elevation and offers built-in furniture, with excellent hanging space and storage. A carpet has been laid to the floor and there is a feature papered wall as well as a central heating radiator, pendant light fitting and double sockets.

## **Garden Grounds**

The private colourful gardens have been landscaped with vibrant flower borders and incorporates a patio area and a Juliana greenhouse. There are mature trees and a wildlife pond complete with frogs, as well as well-established hedging. A useful rotary clothes line and a handy wooden shed can also be found in the garden, which can be accessed from either side of the property and the raised decking has glass balustrade.

There is a spacious driveway with enough space for four vehicles.



## 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.