



36 Traill Street, Thurso

Offers Over £65,000

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive mid-terrace period property, constructed of stone and offering a combination of character, spacious accommodation and useful office facilities. The property retains a number of attractive period features, including high ceilings, original wooden doors and half-height timber wall panelling.

The property is accessed through hardwood double doors into a welcoming front entrance, which provides access to the main reception room. This impressive room is generously proportioned and features high ceilings, half-height wooden wall panelling and original wooden doors. A partition wall creates two distinct areas, with built-in work desks and overhead storage providing a practical working environment. Two large windows to the front elevation provide good natural light.

The reception room provides access to two offices, a washroom and WC. Office One benefits from built-in shelving and houses the central heating boiler and a safe, while Office Two is a spacious room with excellent storage and a front-facing window.

The property also benefits from a separate washroom with stainless-steel sink and water heater, together with a well-proportioned WC with wall-mounted basin, mirror and rear-facing window.

Offering flexible commercial accommodation with a characterful period feel, this property would suit a variety of business uses, subject to any necessary consents.



Extra Information

Services

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

EPC

D

Council Tax Band

Tenure

Freehold

Viewing

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

Extras

What3Words: [///bunk.bloomers.research](https://www.what3words.com/bunk.bloomers.research)

Key Features

- Characterful period features
- High ceilings throughout
- Excellent location



Property Photos



Property Photos



Property Dimensions

Front Entrance 1.96m x 0.63m

Accessed through hardwood double doors the front entrance houses the electric and gas connections. Ceramic tiles have been laid to the floor; there are downlights and a hatch gives access to the loft void. A two panel glazed door leads to the reception room.

Office One 1.77m x 2.16m

This room houses the central heating boiler as well as a safe. There are wall mounted shelves, an extractor fan, a phone point, double sockets and a central heating radiator. A carpet has been laid to the floor and a window faces the rear elevation.

Washroom 0.93m x 1.68m

This room has painted walls and vinyl flooring. There is a stainless-steel sink with a water heater above, a wall light and double sockets. A door gives access to the w.c.

Reception Room 7.27m x 7.75m

With high ceilings and wooden wall panelling to half height this splendid room has a period feel. There is wall mounted shelving, drop down lighting and two central heating radiators. A partition wall divides this room into two separate areas; there are built in work desks as well as overhead storage cupboards. The room has electrical and phone points and also benefits from original wooden doors. Two good size windows face the front elevation and doors give access to two offices, a wash room and w.c.

Office Two 3.02m x 2.92m

This spacious room benefits from excellent storage; a carpet has been laid to the floor and a window with blinds faces the front elevation. There is a central heating radiator, fluorescent lighting, a phone point and electrical socket.

W.C. 2.01m x 2.01m

The W.C. is of good proportions and benefits from a toilet and a wall mounted basin with water heater beside it. Vinyl has been laid to the floor, there is a central heating radiator, mirror, wall light and a window faces the rear elevation.

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.