



3d
**Sir John's Square,
Thurso**

Offers Over £60,000

1 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive one-bedroom flat, forming part of a purpose-built three-storey block in a central location within the town of Thurso. Ideally positioned overlooking Sir John's Square, this charming property offers well-presented accommodation and would make an excellent first-time purchase, buy-to-let investment or holiday home.

Internally, the flat is bright and well maintained throughout, with a welcoming entrance hall leading to all rooms. The spacious lounge enjoys pleasant views across Sir John's Square and features attractive original character, including a charming window seat, built-in storage and solid wooden flooring. The well-appointed kitchen is fitted with base units, stainless steel worktops and includes the cooker and washing machine within the sale.

The generously proportioned double bedroom benefits from oak flooring, while the modern shower room features a recessed shower enclosure, vanity storage and contemporary fittings. The property further benefits from gas central heating, double glazing and an abundance of natural light throughout.

Situated in the heart of Thurso, the property is within easy walking distance of the town's shops, cafés, restaurants, supermarkets, transport links and all local amenities, making it an ideal home in a highly convenient 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.



Extra Information

Services

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

EPC

EPC - D

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: ///adhesive.mercy.contrived

Key Features

- Convenient Central Location
- Great Townscape Views
- Gas Central Heating



Property Photos



Property Photos



Property Photos



Property Dimensions

Inner Hall 0.91m x 2.41m 0.88m x 0.93m

Accessed through a partially glazed UPVC door the L-shaped inner hall benefits from wooden panelling to half height, a storage cupboard, power point and triple light fitting. Laminate has been laid to the floor and doors give access to the lounge, kitchen and bathroom.

Kitchen 2.65m x 2.56m

The kitchen is well presented with painted base and wall units, the worktops are stainless steel and tiled, with a stainless steel sink and drainer. There is space for a fridge freezer and the central heating boiler is fixed to the wall. A velux window faces the rear elevation and there is a smoke alarm and chrome light fitting. The cooker and washing machine are included in the sale and the wooden flooring has been laid.

Bedroom 3.44 x 2.64 m

This well-proportioned bedroom benefits from a rear elevation facing window with blinds. The walls have been painted in bronze tone and the flooring has been laid to oakwood. There is a chrome triple light fitting, a power point and a central heating radiator.

Lounge 3.32m x 4.34m

Accessed through a half glazed original wooden door the bright lounge features white built in furniture and has solid wooden flooring. Wooden panelling to half height where a dado rail follows and the walls above have been painted. An alcove with a window seat over looking Sir John's Square is a lovely addition to the room. There is a central heating radiator, double sockets and a triple light fitting set in a ceiling rose.

Shower Room 1.53 x 2.58 m

The walls in this room have been tiled and the flooring has been laid to vinyl. A window to the rear elevation and there are a flush light fitting as well as a wall mounted light and a central heating radiator. The shower room benefits from a recessed shower, a WC and the basin has been built into vanity unit. There is a wall mounted mirror and a hair dryer.

General information

This flats benefits from gas central heating, double glazing and views across Sir John's Square. There are no monthly communal charges, unless something structural goes wrong. In that case the repair costs shared with the two shops below and other three flats in the block.

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.
- 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.