



# Sweyn Road, Thurso

Offers Over £105,000



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**3 BEDS | 2 BATH | 1 RECEPTION**

## Property Information

Yvonne Fitzgerald is delighted to bring to the market this three bedroomed semi-detached family home in a popular residential area of Thurso. This property is bright throughout and features a spacious lounge with a woodburning stove and dual aspect windows. The kitchen as well as the utility has Oak base and wall units with laminate worktops, with plenty of space for a dining table and chairs. There is also a useful downstairs W.C. Upstairs is the family shower room which features a double shower enclosure and three bedrooms, one of which has generous built in fitted wardrobes. Throughout this home, the walls have been mainly painted white with the property benefiting from a summer house and off-road parking in the generous rear garden. Solar panels have been fitted to help reduce energy costs and this property also benefits from mains gas central heating.

Ideally located in the Pennyland area of Thurso, this wonderful home is near to a bus route and within a five-minute walk to Pennyland Primary School. Further facilities such as supermarkets, a cinema, a post office, and a medical practice are a short car journey away. Thurso is the most Northerly town in Scotland and benefits from having good coach and rail links South. There is an airport and a hospital in Wick, which is a twenty-minute driving distance away.



# Extra Information

## Services

School Catchment Area is - Pennyland Primary/Thurso High

## 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: [///woes.clubbing.apply](https://www.what3words.com/woes.clubbing.apply)

# Key Features

- Spacious rooms
- Off road parking
- Ground floor WC



# Property Photos



# Property Photos



# Property

## Dimensions

### Vestibule 0.96m x 1.41m

Accessed via a UPVC door with a glazed panel, the vestibule is bright with coat hooks, a fitted carpet and a wall light. A four-panel glazed door leads into the hall.

### Lounge 6.12m x 3.78m

The lounge is spacious with white painted walls and beige fitted carpet. There are two fixed light fittings, two central heating radiators and a wood burning stove with a tiled mantel. This room benefits from two dual aspect windows with curtains and ample points.

### Utility 2.29m x 2.9m

The utility has oak base and wall units with laminate worktops. There is a stainless-steel sink with a drainer, space for a washing machine and a tumble dryer. Laminate tiles have been laid to the floor, there is a central heating radiator, a fluorescent light and a flush light fitting. A two-panel glazed door leads outside.

### Stairs and landing

A carpeted stairwell leads up on to the first-floor landing. There is a window to the side elevation, a central heating radiator, an access hatch to the loft as well as a fixed light fitting. Doors lead to three bedrooms and the shower room.

### Inner Hall 3.67m x 1.45m

The hallway has white painted walls, a central heating radiator and a fixed light fitting. There are two useful storage cupboards, with doors leading to the W.C, spacious lounge and the bright kitchen.

### Kitchen 3.69m x 3.53m

The kitchen has dual aspect windows. The walls have been painted white, there is a fitted carpet with kitchen oak units. There is a stainless-steel sink with a drainer, a central heating radiator and a hob with an extractor hood. This room also benefits from a fluorescent light fitting, and a door leads into the utility.

### W.C 1.59m x 0.84m

The well-presented W.C has a corner basin, a W.C and a pendant light fitting. Vinyl has been laid to the floor and there is an opaque window to the side elevation.

### Shower Room 2.167m x 1.9m

The shower room is bright with a double shower enclosure with a Mira Zest unit. There is a W.C, a pedestal sink and vinyl has been fitted to the floor. This room benefits from a central heating radiator, a flush glass light fitting and an opaque window to the side elevation.

# Property

## Dimensions

### **Bedroom One 3.63m x 3.44m**

This spacious room has white painted walls and a fitted carpet. There are dual aspect windows, two flush glass light fittings and a central heating radiator. It also benefits from ample power points.

### **Bedroom Three 2.33m x 2.7m**

This room is located to the front of the home and benefits from open views. The walls have been painted; there is a fitted carpet and a central heating radiator. It also benefits from a chrome light fitting as well as a pendant light fitting.

### **Bedroom Two 3.68m x 3.52m**

This generous room has two windows to the rear elevation and boasts two sets of wardrobes with hanging and shelf space. Neutrally decorated, there is a fitted carpet, a pendant light fitting and double sockets as well as a central heating radiator.

### **Garden**

The rear garden has off road parking with an area of lawn and a summer house. There is also a wooden shed. To the front, the garden is mainly laid to lawn with flower borders.

## 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.
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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.