

12 Royal Terrace
Thurso

Offers Over £110,000

Yvonne Fitzgerald PROPERTIES

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3 BEDS | 1 BATH | 2 RECEPTION



Property
Information

Yvonne Fitzgerald is delighted to bring to the market this semi-detached house, set in a popular area of Thurso. Offering spacious accommodation over two floors, the property comprises a lounge, kitchen, sunroom, bathroom and three bedrooms. Further benefits include gas central heating, front and rear gardens, and two useful outbuildings, both with power.

The property is entered through a welcoming inner hall, which features attractive wooden parquet flooring and useful under-stair storage. The bright lounge enjoys a large front-facing window, with two feature arched alcoves with shelving and lighting flanking a tiled fireplace with a gas fire. The kitchen is fitted with painted wooden wall and base units, laminate worktops and tiled splashbacks, together with an integrated oven, gas hob and extractor. There is also space for a fridge freezer and a large built-in cupboard accommodating a washing machine and tumble dryer, with ample room for a table and chairs.

A sliding door leads from the kitchen into the lovely sunroom, which benefits from triple-aspect windows, a glazed roof and glazed doors opening directly onto the rear garden. This provides an additional living space filled with natural light. The ground floor also includes a bathroom fitted with a large corner bath with a mains shower above, WC and pedestal wash hand basin.

Stairs lead to the first-floor landing, where three bedrooms can be found. Bedroom one benefits from two front-facing windows, allowing plenty of natural light and offering views over Thurso, together with fitted storage units. Bedroom two features a large built-in wardrobe with mirrored sliding doors and additional hanging and shelving space, while bedroom three is a double room overlooking the rear garden. The landing also benefits from a cupboard housing the central heating boiler and additional shelving.

Externally, the property benefits from front and rear gardens. The front garden is mainly laid to lawn, complemented by mature shrubs and flowering plants. The enclosed rear garden is also mainly laid to lawn and features mature trees, shrubs, flowering plants and a raised flower bed. A pathway and lawned area run along the side of the property, connecting the front and rear gardens.

Extra **Information**

Services

School Catchment Area is
Mount Pleasant Primary / Thurso High School

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

Key Features

- Semi-detached house in Thurso
- Sunroom
- Gas central heating
- Front and enclosed rear gardens
- Mature trees and flowering plants
- Large block-built multi-purpose outbuilding



Property
Photos









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Photos









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Property
Dimensions

Inner Hall 4.92m x 2.00m

Accessed through a UPVC door with glazed panel the inner hall benefits from an open under stairs storage area with a cupboard that houses the electrics. The walls have been papered and the floor has been laid with wooden parquet flooring. There is a central heating radiator, downlights and a smoke alarm. Wooden doors lead to the lounge, kitchen, bathroom and a straight wooden staircase leads to the 1st floor.

Lounge 4.16m x 3.76m

The lounge is a bright room with a large double window that faces the front elevation. The walls have been papered and the flooring has been laid to wood. There are two feature arched alcoves with shelves and lighting on either side of the tiled fireplace which has a gas fire. This room also benefits from wall lights, a dado rail, a triple light fitting, smoke alarm and a central heating radiator.

Kitchen 4.16m x 2.67m

The kitchen benefits from painted wooden wall and base units with laminate work tops and tiled splash back. There is an integrated single oven with a gas hob and extractor above, a stainless-steel sink with drainer and mixer tap and space for a fridge freezer. Also in the kitchen is a large built-in cupboard which allows space for a washing machine and tumble dryer. The floor has been laid to wooden parquet flooring and there is a central heating radiator, downlights, ample room for a table and chairs and a sliding door leads to the sunroom.

Sunroom 2.73m x 3.01m

This lovely addition to the home has triple aspect windows with vertical blinds, a glazed roof with blinds and glazed doors that lead to the large rear garden. The floor has been laid to wood effect vinyl and the walls have been painted. There is a triple light fitting, an electric heater on the wall and ample power points.

Bathroom 1.96m x 1.67m

This bathroom benefits from a large corner bath with a mains shower above, a w.c. and pedestal sink with mirror above. The walls have been completely tiled and the floor has been laid to wooden parquet. An obscured window faces the rear elevation, there is a central heating radiator, a flush light fitting and a wall heater.

Stairs to the 1st Floor Landing 3.50m x 2.05m (Longest & Widest)

A straight staircase leads to the 1st floor landing. The walls have been painted and carpet laid to the floor. A window faces the side elevation and there is a central heating radiator, a triple light fitting and smoke alarm. The landing also benefits from an over stairs cupboard that houses the central heating boiler and shelving. Wooden doors lead to the three bedrooms and a hatch gives access to the attic void.

Bedroom One 3.16m x 4.22m

Bedroom one has beech effect fitted base and wall units with a fitted carpet and papered walls. There is a central heating radiator, a downlight and two windows facing the front elevation which let in plenty of natural light and give good views over Thurso.

Bedroom Two 3.42m x 3.04m

Accessed via a passageway the 2nd bedroom has a rear facing window and has painted walls and a fitted carpet. There is a large built-in wardrobe with sliding mirrored doors and louvre double doors which provides hanging and shelf space. The room also benefits from a central heating radiator, a pendant light fitting and double sockets.

Property
Dimensions

Bedroom Three 3.23m x 3.43m

This double room has painted walls and carpet laid to the floor. There is a triple light fitting, a central heating radiator, power points and a window faces the rear elevation.

Garden

The property benefits from front and rear gardens, with the front garden mainly laid to lawn and complemented by mature shrubs and flowering plants. The enclosed rear garden is also mainly laid to lawn and features mature trees, shrubs, flowering plants and a raised flower bed. A pathway and lawned area to the side of the property connect the front and rear gardens.

The rear garden further benefits from a timber shed and a block-built multi-purpose outbuilding measuring approximately 5.80m x 3.79m, with both buildings benefiting from power. A double wooden gate at the rear provides access to the property, with the adjacent kerb dropped. This could provide vehicle access should the multi-purpose outbuilding be converted into a garage.



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

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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.