



# MAYFIELD ROAD, THURSO

Offers Over £83,000



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2 BEDS | 1 BATH | 1 RECEPTION

## Property Information

Yvonne Fitzgerald is delighted to present this attractive two-bedroom home, offering comfortable accommodation over two levels with enclosed garden grounds.

The property is entered via a welcoming hallway leading to a bright and spacious living room, which benefits from dual-aspect windows and a gas fire with tiled surround, creating a cosy focal point. The kitchen is fitted with base and wall units, complementary worktops and space for appliances, with direct access to the rear garden and a useful full-length storage cupboard.

Upstairs, the landing provides access to two well-proportioned bedrooms, both enjoying good natural light, along with a family bathroom fitted with a bath and electric shower over.

This well-presented home offers practical living space and would be ideal for a first-time buyer or buy-to-let investor.

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 - Mount Pleasant 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;///openly.physics.toothpick](https://www.what3words.com/openly.physics.toothpick)

# Key Features

- **Two Bedrooms**
- **Front & Rear Gardens**
- **Convenient Location**



# Property Photos



# Property Photos



# Property

## Dimensions

### **Kitchen 4.05m x 2.34m**

The kitchen has been fitted with both base and wall units with laminate worktops, there is a stainless-steel sink and drainer, a free-standing cooker and space for a washing machine. A window faces the rear elevation and a half glazed wooden door leads out to the rear garden. There is a central heating radiator, power points throughout and a full-length cupboard provides extra storage. Wood effect vinyl has been laid to the floor and the walls have been papered.

### **Hallway 1.33m x 1.45m**

Entered through a half glazed wooden door the hallway floor has been laid with grey carpet and the walls have been papered, there is a central heating radiator, doors lead to the kitchen and living room and stairs lead up to two bedrooms and a bathroom.

### **Bathroom 1.86m x 1.67m**

The bathroom floor has been laid to grey tile effect vinyl, the walls have been painted and an opaque window faces the rear elevation. There is a central heating radiator, a shaving point and a white mirrored wall unit. The white bathroom suite comprises of a WC, a pedestal basin and a bath with an overhead electric shower.

### **Bedroom Two 3.73m x 2.74**

This bright room has a grey carpet and painted walls, there is a central heating radiator, a pendant light fitting and power points. Two windows face the front elevation.

### **Living Room 5.49m x 3.19m**

The living room floor has been laid to grey carpet; there is a feature papered wall and dual aspect windows facing the front and rear of the property. There are ample power points throughout, two central heating radiators and a gas fire with a tiled surround. There is also a smoke alarm and two steel light fittings.

### **Upstairs Hall 1.88m x 0.96m**

The upstairs hall way has been laid to grey carpet; the walls have been papered and there is a pendant light fitting. Doors lead to two bedrooms and the bathroom.

### **Bedroom One 4.73m x 2.67m**

This room has a feature papered wall and a grey carpet has been laid to the floor. There is a central heating radiator, a pendant light fitting and power points. There is a full-length cupboard which provides storage and a window, dressed with curtains, faces the front elevation.

## 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.