



**9 Robertsons
Lane,
Thurso**

Offers Over £90,000



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2 BEDS | 1 BATH | 1 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this attractive two-bedroom bungalow, offering comfortable accommodation over one level and benefiting from a garage and low-maintenance garden grounds.

Internally, the property offers well-proportioned living accommodation throughout. The welcoming hallway provides access to all rooms within the home. The bright lounge is of good proportions and features an attractive fireplace with a Caithness flagstone hearth, creating a focal point within this comfortable living space. The fitted kitchen benefits from a selection of wooden base and wall units with worktop space and room for freestanding appliances.

There are two bedrooms, including a generous principal bedroom which enjoys dual aspect windows, allowing plenty of natural daylight to flood through the room. This bedroom also benefits from a useful built-in storage cupboard. The second bedroom would be ideal as a guest room, home office or nursery. Completing the accommodation is the family bathroom which is fitted with a bath, WC and wash hand basin.

Externally, the property enjoys a charming, low-maintenance garden which is mainly laid to paving and enhanced by mature shrubs, creating a pleasant outdoor space to sit and relax. Located directly across from the property is a garage and hardstanding area that requires work, providing excellent storage and off-road parking potential.

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 / Thurso High School

EPC

EPC - E

Council Tax

Band - A

Tenure

Freehold

Viewing

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

Extras

What3Words: [///paysing.tramps.polka](https://www.what3words.com/#!/paysing-tramps-polka)

Key Features

- **Attractive two-bedroom bungalow**
- **Comfortable accommodation all on one level**
- **Bright and spacious lounge with feature fireplace and Caithness flagstone hearth**



Property Photos



Property Photos



Property Photos



Property Dimensions

Hallway 4.49m x 0.99m

Accessed via a UPVC partially glazed door, the hallway benefits from papered walls and a carpeted floor. There is a central heating radiator, pendant light fitting to the ceiling and a smoke alarm. Doors lead to the bedrooms, bathroom, lounge and kitchen.

Kitchen 3.10m x 2.01m

The kitchen benefits from wooden base and wall units providing ample storage along with laminate work tops and a tile splashback. There is a stainless-steel sink with a single drainer. There is space for a cooker, washing machine and fridge freezer. The room has electrical sockets, a ceiling light and a central heating radiator to the wall. The room has a window to the side elevation and has papered walls with carpet tiles laid to the floor.

Bedroom One 5.17m x 2.48m

This room benefits from papered walls and carpet to the floor. There is a built-in storage cupboard that provides hanging and shelf space. This generous room also has a central heating radiator and a pendant light fitting. The attic can be accessed from this bright room that has dual aspect windows to the front and rear.

Garden

This pretty garden is to the side of the property. It is mainly laid to paving with some mature shrubs and would be low maintenance with and a charming spot to sit and relax.

Lounge 4.62m x 3.19m

This well-proportioned lounge benefits from papered walls with coving and a neutral carpet has been laid to the floor. A feature in the room is the fireplace with Caithness Flagstone hearth. There is an alcove shelving unit with a cupboard below that houses the gas meter. The room has a window to the side elevation and benefits from a five light pendant light fitting, central heating radiator and smoke alarm.

Bathroom 1.96m x 1.68m

The bathroom benefits from painted walls with a carpet to the floor. The room has a bath, WC, and sink with room for shelving underneath. There is a central heating radiator and a pendant light fitting. There is a window to the side elevation with obscured glass for privacy.

Bedroom Two 2.46m x 2.02m

The smaller of the two bedrooms, this one has painted walls and a carpet to the floor. There is a pendant light fitting and a central heating radiator to the wall. There is a window to the side elevation.

Garage 6.02m x 5.00m

There is partially block built garage/hard standing area directly across from the property with potential to provide good off-road parking.

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.