

9 High Street
Thurso

Offers Over £80,000

Yvonne Fitzgerald PROPERTIES

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Property
Information



Yvonne Fitzgerald is delighted to bring to the market this superb development opportunity occupying a prominent location in Thurso town centre. This exciting renovation project is located on the ground floor with a high street presence and has planning approval under reference 24/04973/FUL for alterations and change of use to form two executive apartments.

The premises have been stripped out and are ready for renovation, with the approved plans providing for two spacious one-bedroom flats, with both apartments extending to approximately 60 m2 in size. The existing building measures approximately 13.48m x 8.80m at its longest and widest points and benefits from triple-aspect windows, power connections and rear access via a fire door. A WC with a water supply is also located within the premises.

Rarely available and situated in a prominent position within Thurso, this property presents an ideal opportunity for developers or investors seeking a conversion project and is in a fabulous location for a holiday let or long term let business.

Extra **Information**

Services

School Catchment Area is
Mount Pleasant Primary / Thurso High School

EPC

G

Council Tax Band

N/A

Tenure

Freehold

Viewing

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

Extras

Key Features

- **Retail building in a prominent Thurso location**
- **Approved alterations and change of use**
- **Planning reference: 24/04973/FUL**



Property

Photos





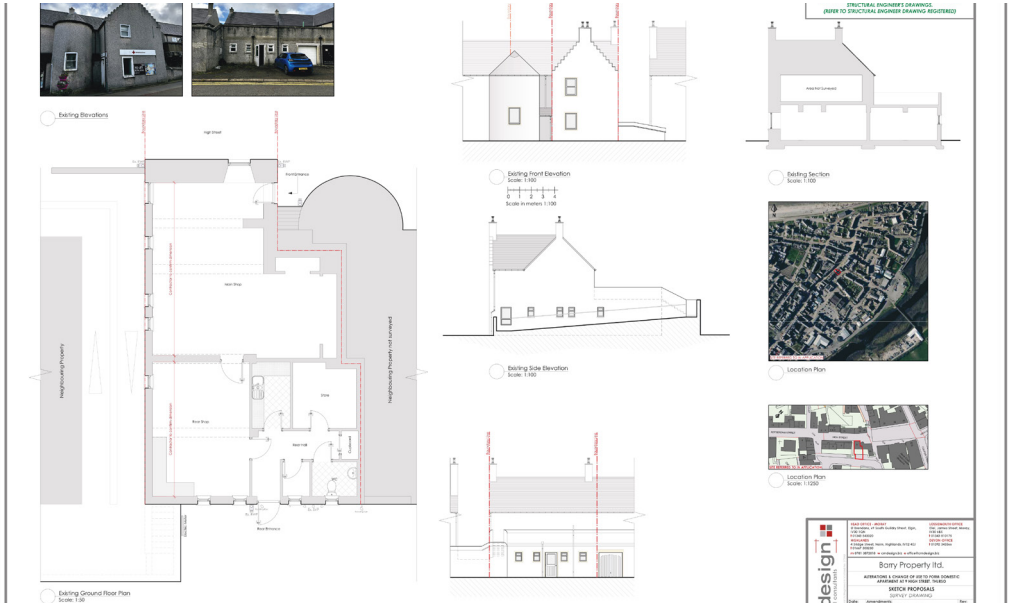


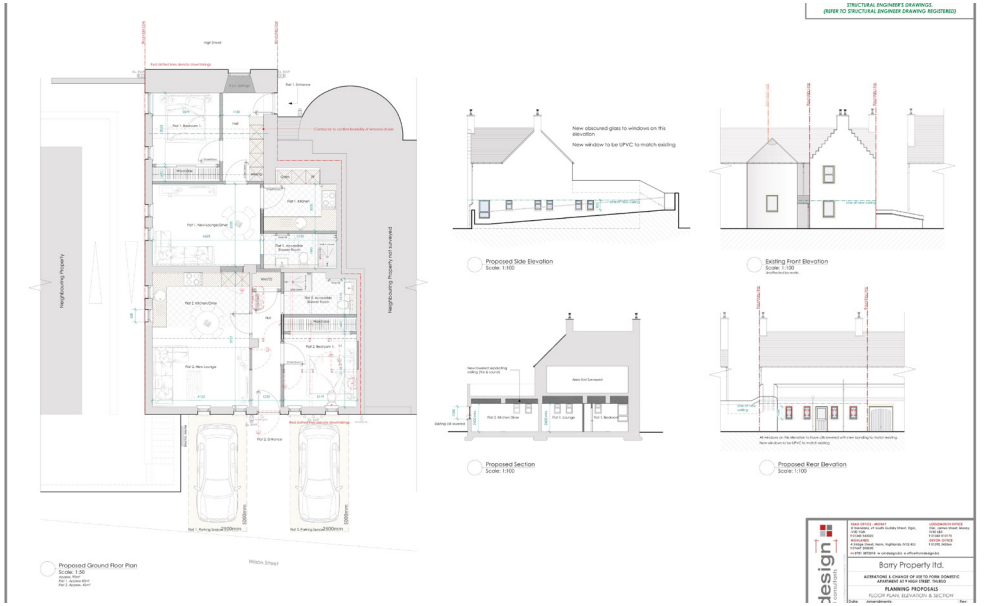


Property
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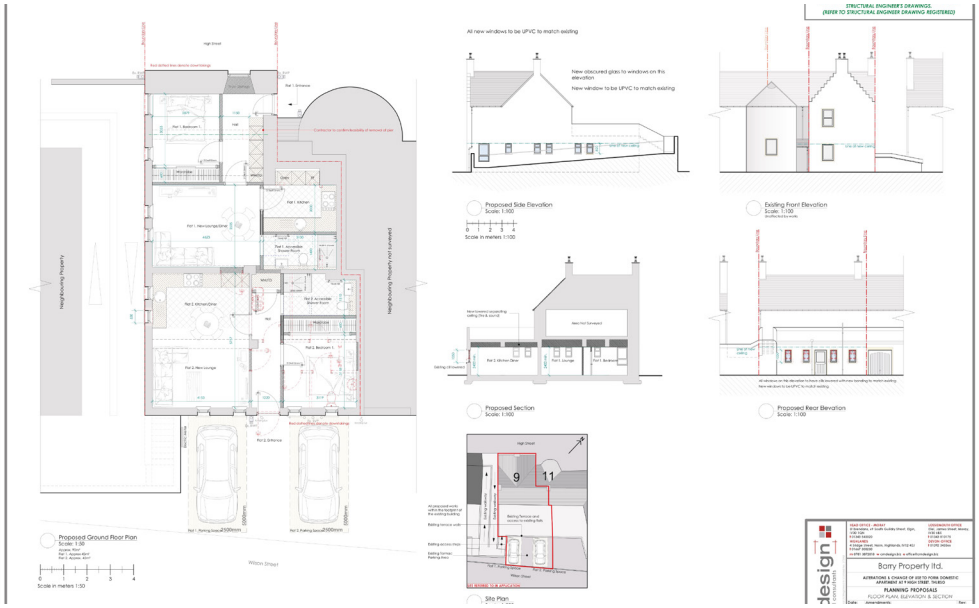








Property
Photos



Property
Dimensions

13.48m x 8.80m (Longest & Widest)

Accessed via a partially-glazed UPVC door, this premises has been stripped out, ready to be renovated into two spacious one-bedroom flats. There are triple aspect windows as well as power connections and a fire door gives access to the rear of this property. A further door opens into a WC.

W.C. 1.92m x 1.46m

The WC has neutrally painted walls and a wall-mantled basin as well as a toilet. There is a water heater, a pendant light fitting and an obscure window faces the rear elevation.



Property
Location

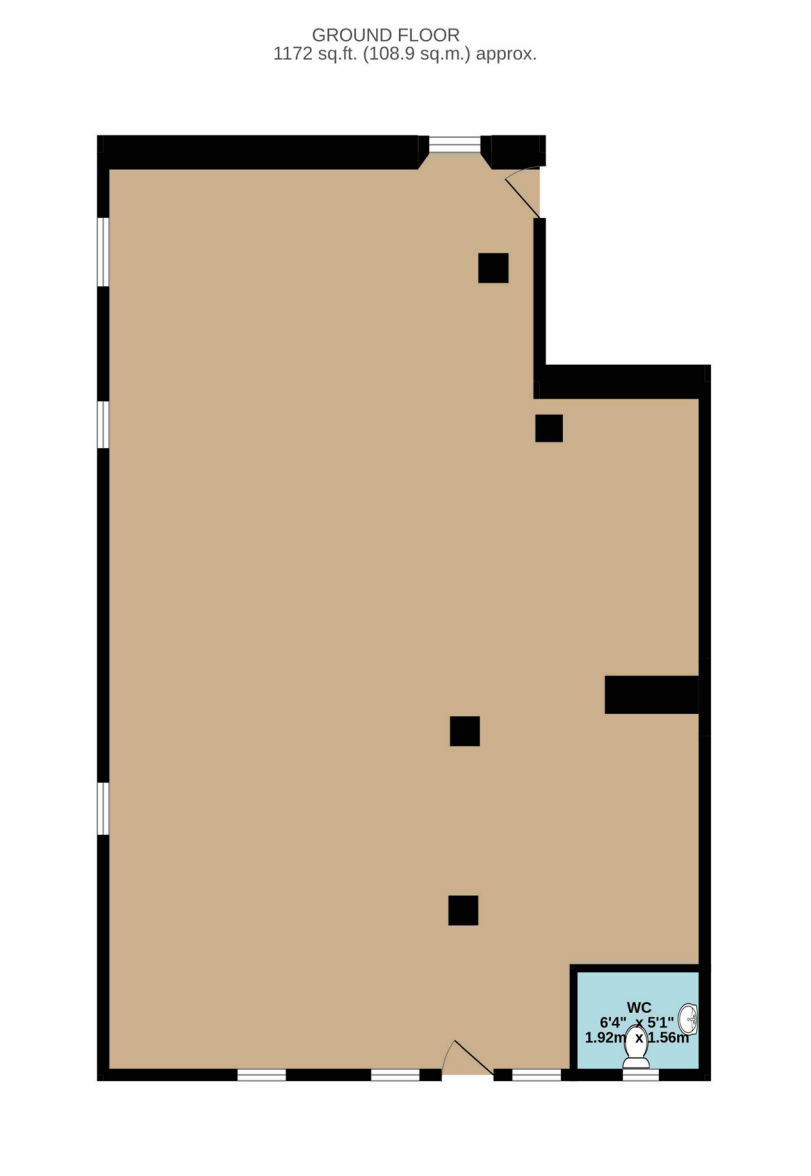
The most northerly town in mainland Scotland, Thurso is a great base for exploring the surrounding countryside. There's plenty to see and do in and around the delightful town of Thurso. The town is a hive of lovely traditional shops, cafes, bars, and restaurants. There are good coach and rail links south. 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.







Property
Layout



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



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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.