



Residential Property

Georgesons
Estate Agents

38 Barrock Street, Thurso

£2,000 BELOW HOME REPORT VALUATION



The Property

This two bedroom terraced bungalow is located within a quiet area within central Thurso. The accommodation consists of lounge, kitchen/diner, shower room, and two bedrooms. This property benefits from gas central heating and UPVC double glazing throughout and is within easy reach of the town centre and all local amenities. There is an enclosed well established garden to the rear with a garden shed. This property would suit someone looking to downsize, purchase a buy to let investment or it would make a beautiful family home.

The Area

Thurso is the larger of the two principal towns of Caithness. Nursery, primary, secondary and college education can be obtained within the town. There is a main line railway station and bus depot together with airport facilities, which can be obtained in the nearby town of Wick. There are a number of amenities/facilities available in the town of Thurso including public swimming pool, leisure centre, squash club and boating pond together with a range of shops and restaurants.



Fully glazed UPVC door to –

Front Porch – 1.32m x 2.03m. Triple aspect. One double power point. Tiled floor. Fully glazed wooden door to –

Lounge – 5.31m x 4.47m. Double aspect. Two double power points. One single power point. Two radiators. Gas coal effect fireplace with wooden and marble effect fireplace. Door to –

Hall – Accessing bedrooms, shower room, kitchen, side porch. One single power point. Radiator. Loft access with ladder.

Shower Room – 2.07m x 3.28m. Suite consisting WC, wash hand basin storage unit. Double shower enclosure with electric shower. Wall heater. Radiator. Ceiling wooden lined. Tiled flooring.



Bedroom 1 – 4.74m x 3.20m. Two double power points. Telephone connection point. Radiator. Built in Ashley Anne wardrobe, drawers, dressing table unit.



Bedroom 2 – 2.65m x 2.17m. One double power point. One single power point. Gas boiler.

Kitchen – 3.26m x 3.65m. Four double power points. Radiator. Radiator. Wall and base units with stainless steel sink and drainer. Integral gas hob, electric oven and cooker hood. Plumbed for washing machine.

Side Porch – 1.70m x 1.42m. Tiled flooring. Half glazed UPVC door to garden.



Garden - Flower beds and shrubbery. Stone built garden shed. Clothes drying facilities.

Postcode – KW14 7DG

Council Tax – B **EPC** – D65

Price – Offers in the region of £83,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self-proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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