



Residential Property

Flat 8, Naver House, Thurso

Georgesons
Estate Agents

NEW REDUCED PRICE £5K BELOW HOME REPORT VALUATION



The Property

In excellent decorative order, this two bedroom ground floor flat is situated in a quiet residential area of Thurso, within walking distance of Pennyland Primary School, Thurso High School, North Highland College, town centre and all local amenities. The accommodation comprises of lounge, kitchen/diner, bathroom and two double bedrooms. The property benefits from electric central heating and uPVC double glazing throughout. This property is very spacious for a flat, with the furnishings available via separate negotiation. There is a service charge in place for the maintenance of the ground around the property.

The Area

Thurso is a town and former burgh on the north coast of the Highland council area of Scotland. Situated in the historical area of Caithness, it is the northernmost town on the British mainland and on the very popular NC500 tourist. 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. The nearby port of Scrabster provides ferry services to the Orkney Islands, the Northlink ferry operates between Scrabster and Stromness. 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.



Half glazed uPVC door to –

Entrance hall – 0.99m x 3.79m

Fifteen pane wooden door to –

Main hall – 5.71m x 1.34m

Accessing all rooms. One double power point. Storage heater. Smoke detector. Laminate flooring.



Bedroom 1 – 3.10m x 3.63m

Three double power points. Panel heater. Built in double wardrobe with shelves, hanging space and mirrored doors.

Lounge – 4.49m x 3.63m

Three double power points. Television aerial point. Telephone connection point. Storage heater.



Shower room – 3.12m x 1.28m

Suite consisting built in WC and wash hand storage unit, built in shower cubicle with thermostatic shower unit. Extractor fan. Laminate flooring.



Kitchen/diner – 3.92m x 3.63m

Three double power points. One single power point. Wall and base units with bowl and half stainless steel sink and drainer. Integral cooker hood, ceramic hob, electric oven. Plumbed for washing machine. Cylinder cupboard. Laminate flooring.

Bedroom 2 – 2.97m x 3.61m

Three double power points. Panel heater. Built in wardrobe with shelves, hanging space and mirrored doors.

Virtual tour – A 360 virtual tour can be viewed on our website, along with home report, floor plan, schedule and location coordinates.

Postcode – KW14 7QA

Council Tax – Band A EPC – C70

Price – Offers over £65,000

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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