



Residential Property

41 Laurie Terrace, Thurso

Georgesons
Estate Agents



The Property

This two bedroom mid terraced house is situated in a quiet popular residential area on the boundary of Thurso town. Within walking distance of Mount Pleasant Primary school, the town centre and all local amenities. The accommodation comprises of lounge, kitchen/diner, bathroom and two double bedrooms. The property benefits from solid fuel central heating and double glazing throughout. The front and rear gardens are mainly laid to grass with mature shrubs and wooden garden shed to the rear.

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.



Wooden half glazed door to –

Vestibule – 0.84m x 1.83m

Door to –

Hall – Accessing lounge, kitchen, stairs to first floor landing. One double power point. One single power point. Telephone connection point. Smoke detector.

Lounge – 4.11m x 3.55m

Two single power points. Two double power points. Radiator. Solid fuel tiled open fireplace.



Kitchen – 2.40m x 4.18m

Two double power points. Two single power points. Wall and base units with stainless steel sink and drainer. Radiator. Plumbed for washing machine. Door to –

Back porch – 1.46m x 1.25m

One single power point. Wall units. Storage cupboard.

Stairs to first floor landing –

Accessing bedrooms, bathroom. Loft access by hatch. Smoke detector.

Bathroom – 1.64m x 2.03m

Suite consisting WC, wash hand basin storage unit, bath with over bath electric shower. Radiator. Walls fully tiled.



Bedroom 1 – 3.15m x 3.41m

Two single power points. Cylinder cupboard. Radiator.

Bedroom 2 – 3.37m x 3.68m

Two single power points. Storage cupboard. Built in double wardrobe with mirrored doors. Radiator.

Front garden – Gravel area with shrubs.

Rear garden – Fully enclosed lawn area with mature shrubs and flower beds. Clothes drying facilities. Outdoor tap. Coal bunker. Wooden garden shed.

Postcode – KW14 8NR

Council Tax – Band A **EPC** – E50

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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