



Residential Property

Georgesons
Estate Agents

8 Castle Terrace, Thurso



The Property

This two bedroom mid terraced house is situated in a quiet residential area, close to all local amenities and the town centre. Situated in an elevated position, enjoying views over the town of Thurso and surrounding countryside. In need of modernisation, the accommodation comprises lounge, kitchen/diner, bathroom and two double bedrooms. The property benefits from mains gas central heating and double glazing throughout. The front and rear gardens are mainly laid to grass, with a wooden storage shed and green house to the rear. This property would be an ideal starter home or a buy to let.

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. With its powerful swells, Thurso is a notable location for surfing and kayaking, with international surfing championship events having regularly been held in the area, it attracts surfers from all over the world. 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 and half glazed side screen to –

Hall – Accessing lounge, stairs to first floor landing. Radiator. Smoke detector.

Lounge – 4.68m x 4.28m at widest point. Three double power points. Telephone connection point. Two radiators. Under stairs storage cupboard. Door to –



Kitchen – 1.89m x 5.31m

Four double power points. One single power point. Shelved pantry. Wall and base units with stainless steel sink and drainer. Radiator. Fully glazed UPVC door to garden.

Stairs to first floor landing – Accessing bedrooms and shower room. Loft access by hatch. Smoke detector.

Shower room – 1.80m x 1.95m

Suite consisting WC, pedestal wash hand basin, shower enclosure with Mira Sport shower unit. Walls partially wet walled. Radiator.

Bedroom 1 – 2.82m x 4.32m

One single power point. One double power point. Radiator. Cupboard with shelf and hanging space. Cupboard housing gas boiler.

Bedroom 2 – 3.22m x 3.24m

Three single power points. Radiator. Two cupboards with shelf and hanging space.

Front garden – Lawn area.

Rear garden – Lawn area with trees and shrubs. Wooden storage shed. Green house.

Video – A 360 virtual tour can be viewed on our website.

Postcode – KW14 8HS

Council tax – Band A **EPC** – C70

Price – Offers over £72,000 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.

Georgesons Estate Agency Ltd

22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016
Email: karen@georgesonsproperty.co.uk
Website: www.georgesonsproperty.co.uk

22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861
Email: tain@georgesonsproperty.co.uk