



Residential Property

Georgesons
Estate Agents

18 Royal Terrace, Thurso



The Property

This two bedroom mid terraced property is within walking distance to Mount Pleasant Primary school and town centre with all local amenities. In good decorative order, the accommodation comprises of lounge, kitchen/diner, two bedrooms, family bathroom and utility room. The property benefits from gas central heating and double glazing throughout. The front and rear gardens are mainly laid to grass with a paved patio area to the front and rear of the property.

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.



Half glazed uPVC door to –

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

Lounge – 4.25m x 3.59m

Three double power points. Television aerial outlet. Radiator. Smoke detector. Carbon monoxide detector. Gas fire set on stone hearth. Door accessing –



Kitchen – 2.16m x 3.38m

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

Utility room – 2.17m x 1.48m

One double power point. Wall unit. Storage cupboard. Half glazed UPVC door to rear garden.

Stairs to first floor landing – Accessing bedrooms, bathroom. One double power point. Telephone connection point.



Smoke detector. Radiator. Loft access by hatch.

Bathroom – 1.70m x 1.98m

Suite consisting WC, pedestal wash hand basin, bath with over bath electric shower. Bath area tiled.

Bedroom 1 – 3.49m x 2.89m

Two double power points. Radiator. Cylinder cupboard with shelves.

Bedroom 2 – 3.55m x 3.94m

Two double power points. Radiator. Storage cupboard with shelves.

Front garden – Paved area. Lawn area.

Rear garden – Fully enclosed area laid to lawn. Paved area. Clothes drying facilities. Wooden storage shed.

Postcode – KW14 8NW

Council Tax – A EPC – D65

Price – Offers in the region of £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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