



Residential Property

Georgesons
Estate Agents

29 Rose Street, Thurso With One bedroom Cottage Annex



The Property

This unique and rarely to the market detached three bedroom townhouse is located in a quiet area in central Thurso. The spacious accommodation comprises of a lounge, dining room, kitchen/diner, bathroom, shower room, three bedrooms and conservatory. The 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 a detached one bedroom cottage within the back garden which comprises, lounge, kitchen, bathroom, one bedroom and attached storage shed. The annex cottage would be idea to have as a separate granny flat or a buy to let second property. The garden to the front and rear of the property is fully enclosed with a well-established garden to the front. There is a tarmac driveway that leads to s detached single garage.

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 route. Nursery, primary, secondary, college and university education can be obtained within the town. It offers shoppers multiple stores such as Co-op, Lidl, Tesco, together with most Scottish banks. 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, merlin cinema, squash club and boating pond together with a range of shops and restaurants. Thurso is also close to the ferry terminals leading on to Orkney Islands.

Half glazed UPVC door to –

Hall – Accessing dining room, lounge, bedroom 1, kitchen/diner, back porch, stairs to first floor landing. One single power point. Radiator. Under stairs storage cupboard. Smoke detector.



Dining Room – 4.30m x 3.99m. Three double power points. Telephone connection point. Radiator. Alcove with glass display shelves, storage cupboard below. Solid fuel open fireplace with wooden and cast-iron surround with a Caithness stone hearth. Window seat. Fully glazed wooden door to –



Conservatory – 3.48m x 2.59m. Triple aspect. Two double power points. Radiator. Laminate flooring. Fully glazed patio doors to garden.



Lounge – 4.80m x 4.02m. Double aspect. Three double power points. Radiator. Alcove

with storage cupboard below. Gas fire set on Caithness stone hearth.



Bedroom 1 – 3.44m x 3.75m. Three double power points. Radiator. Parquet flooring.



Back Porch – 2.15m x 1.77m at widest points. One power point. Sliding fully glazed doors to rear of property.

Kitchen/Diner – 3.50m x 4.19m. Two double power points. Three single power points. Telephone connection point. Radiator. Carbon dioxide detector. Extractor fan. Wall and base units with stainless steel sink and drainer. Plumbed for dishwasher. Fixed seating area. Walk in pantry with storage cupboards. Loft access by hatch. Door to –



Shower/Utility Room – 2.44m x 2.58m. WC, pedestal wash hand basin, shower cubicle with electric shower. Wall storage cupboards.

Plumbed for washing machine. Gas central heating boiler. Radiator.

Stairs to first floor landing – Accessing bedrooms 2, 3 and bathroom. Smoke detector.

Bedroom 2 – 4.81m x 3.88m. Three double power points. Radiator. Television aerial outlet.



Detached Garage - Electrically powered roller door.

Front Garden – Flower beds and borders with trees and shrubs.



Bathroom – 2.99m x 2.39m. WC, pedestal wash hand basin, bath with over bath shower. Radiator. Storage cupboard.



Rear/Side Garden - Lawn area with shrubs and trees. Clothes drying facilities. Paved patio area.

Bedroom 3 – 4.62m x 3.93m. Three double power points. Radiator. Television aerial outlet. Built in wardrobes/cupboards to one wall.

Postcode – KW14 8YD

Council Tax – Band D **EPC** – D57

Price – Offers in the region of £160,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons



29A Rose Street

Three quarter glazed door to –



Hall – Accessing lounge, kitchen. Two double power point. Panel heater.

Kitchen – 2.11m x 3.11m. Two single power points. One double power point. Extractor fan. Wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Storage cupboard. Door to



Middle Hall – Accessing bathroom. Cylinder cupboard.

Bathroom – 2.30m x 2.38m at widest points. WC, pedestal wash hand basin, bath with over bath electric shower. Panel heater.

Lounge – 3.94m x 3.41m. Three double power points. Telephone connection point. Panel heater. Door to –



Bedroom – 2.40m x 4.22m. Two double power points. Panel heater.



Attached External Storage shed -

Postcode – KW14 8YD

Council Tax – Band A EPC – F21

Price – Offers over of £35,000 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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