



Residential Property

Georgesons
Estate Agents

45 Heathfield Road, Thurso



The Property

Situated in a pleasant residential and family oriented area of Thurso this end terraced property is close to primary schools Pennyland and Miller Academy, secondary school and the college. The property benefits from town gas central heating and double glazing throughout. Accommodation comprises three bedrooms, lounge, kitchen, and bathroom. To the rear is a well maintained large enclosed garden with concrete garden shed.

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 –

Vestibule – 1.52m x 0.97m. Dimplex Wall heater. Laminate flooring. Fully glazed wooden door to-

Hall – Accessing lounge, kitchen/diner, stairs to first floor landing. One double power point. Telephone connection point. Radiator. Laminate flooring. Under stairs storage cupboard. Storage cupboard with hanging space.

Lounge – 6.00m x 3.34m. Double aspect. Two single power points. One double power point. Radiator. Gas coal effect fire with stone hearth and wooden surround.

Kitchen/Diner – 3.82m x 3.33m. Three double power points. Radiator. Wall and base units with stainless steel sink and drainer. Plumbed for dishwasher. Integral gas hob, electric oven and cooker hood. Laminate flooring. Half glazed UPVC door to rear garden.

Stairs to first floor landing – Accessing bedrooms and bathroom. Radiator. Loft access by hatch and loft ladder.

Bathroom – 2.00m x 1.83m. Suite consisting WC, wall hung wash hand basin, corner shower enclosure with electric shower. Heated towel rail. Mirrored wall storage unit. Walls partially tiled. Floor fully tiled.



Bedroom 1 – 4.70m x 2.55m. Two double power points. Two single power points. Radiator. Built in wardrobes, drawers and

dressing table unit with mirror and light. Cylinder cupboard with slatted shelves.



Bedroom 2 – 3.37m x 3.00m. One double power point. Radiator.

Bedroom 3 – 2.40m x 2.74m. One double power point. Radiator. Storage cupboard.

Front Garden – Laid to lawn.

Rear Garden – Fully enclosed, with lawn area and some trees, shrubs and flower borders. Garden storage shed. Clothes drying facilities.



Video – A video of this property can be viewed on our website.

Postcode – KW14 7NJ

Council Tax – Band A

Price – Offers in the region of £84,500 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 to sell or to sell to anyone at any price without giving warning to other interested parties.

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