



66, Rose Street, Thurso, Caithness, KW14 7HW

FOR SALE - Offers over £70,000



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66, Rose Street

Thurso, Caithness, KW14 7HW

- Terraced Bungalow
- Gas central heating
- Wooden, internal doors throughout
- Double glazed UPVC windows throughout
- Easily maintained rear garden
- On street parking
- Views over Thurso

66 Rose Street is a terraced bungalow, situated in a popular residential area within walking distance of Thurso town centre and associated local amenities.

Accommodation comprises of front entrance, sitting room, kitchen, 1 bedroom and a shower room.

The loft can be accessed from the front entrance.



Front Entrance

The property can be accessed through a wood effect, UPVC external door, with privacy glass and is fitted with vinyl flooring and a radiator. There is also a cupboard which houses the electric meter and access to the loft via a loft hatch.

Sitting Room

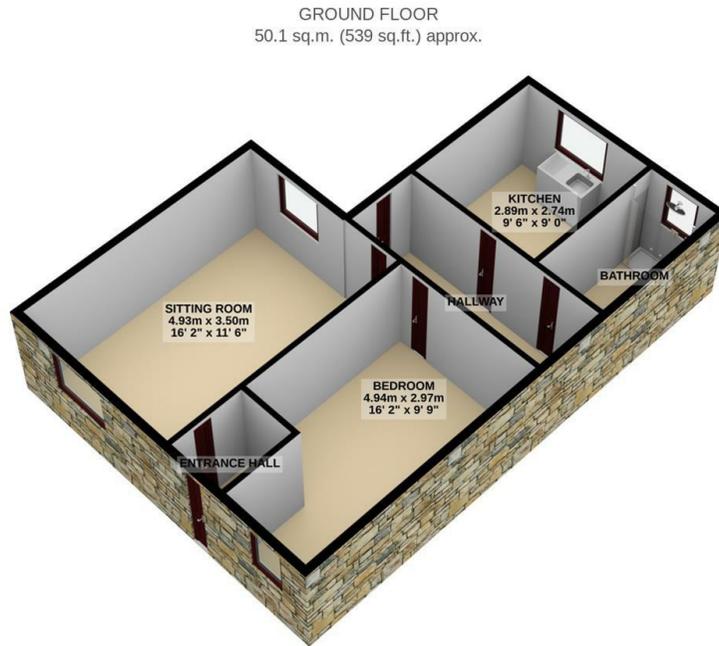
Spacious sitting room fitted with dual aspect windows allowing natural light to flow through. It is also fitted with 2 radiators, carpet flooring and an under window cupboard which houses the gas meter.

Hallway

The hallway is fitted with carpet flooring, radiator and a storage cupboard. There is a wooden external door, with privacy glass, leading to the rear garden.



Floor Plan



TOTAL FLOOR AREA : 50.1 sq.m. (539 sq.ft.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2022

Bedroom

Double bedroom located at the front of the property. This bedroom is fitted with carpet flooring and a radiator.

Kitchen

The kitchen is located to the rear of the property and is fitted with dual aspect windows, providing excellent light and great views over Thurso. Fitted with carpet flooring, radiator, modern floor units, an integrated oven with gas hob and cooker hood above. Stainless steel sink and drainer.

Shower Room

Fitted with vinyl flooring, radiator, privacy glazed window to the rear, accessible shower, WC and wash hand basin.

Outside

The property has on street parking to the front and an easily maintained rear garden and a patio area, with excellent views over Thurso.



Council Tax Band

The subjects are in Band A. The Council Tax Band may be re-assessed when the property is sold. This may result in the Band being altered

Services

Mains electricity, drainage & water.

Fixtures and Fittings

Floor & window coverings are included in the sale

Price

Offers over £70,000 are invited

Viewing

All viewings to be arranged by appointment only through d and h as the sole selling agent:*

Branch: d and h Property
7 / 9 Princes Street, Thurso, Caithness, KW14 7BQ

Telephone: 01847 894 379

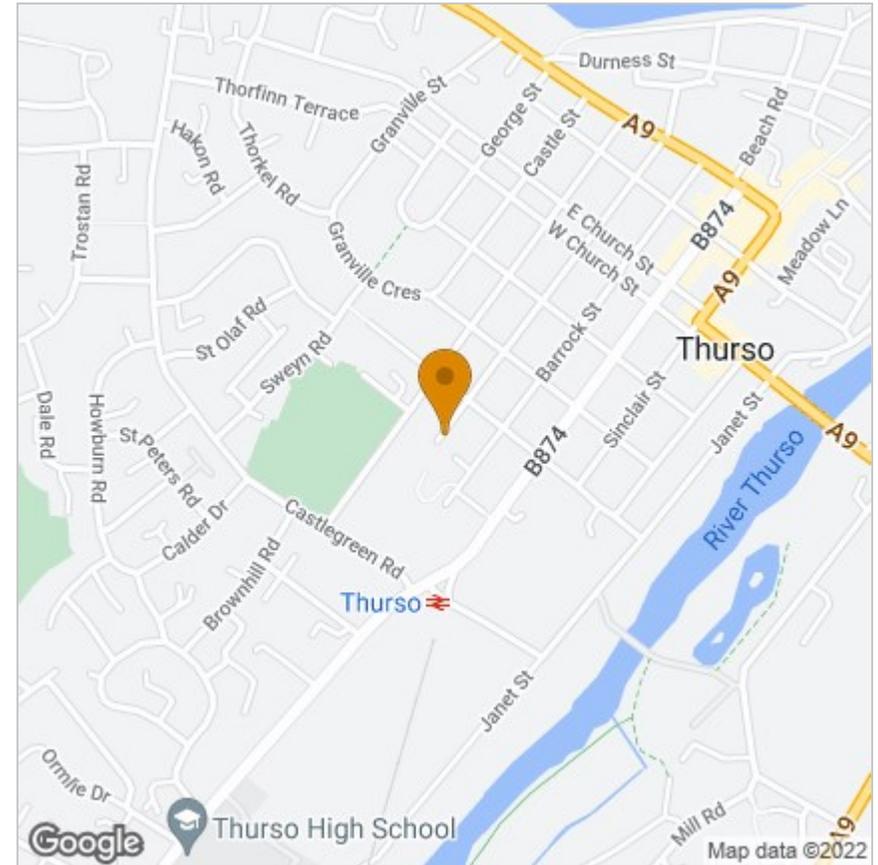
Fax: 01856 872 483

Email: enquiries@dandhproperty.co.uk

*All viewings are conducted at the viewers own risk.



www.dandhlaw.co.uk/property



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
Scotland EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
68	
Scotland EU Directive 2002/91/EC	

NOTES - These particulars have been prepared following inspection of the property and from information furnished by the sellers on that date. These particulars do not form part of any offer or contract. All descriptive text and measurements are believed to be correct but are not guaranteed or warranted in any way, nor will they give rise to an action in law. Any intending purchaser are recommended to view the property personally and must satisfy themselves as to the accuracy of the particulars. Interested parties should note their interest with the selling agents. However, the seller retains the right to accept an offer at any time without setting a closing date. We accept no responsibility for any expenses incurred by intending purchasers in inspecting properties.

25th May 2022