




McEwan Fraser Legal

Solicitors & Estate Agents

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THURSO, HIGHLAND, KW14 7HW



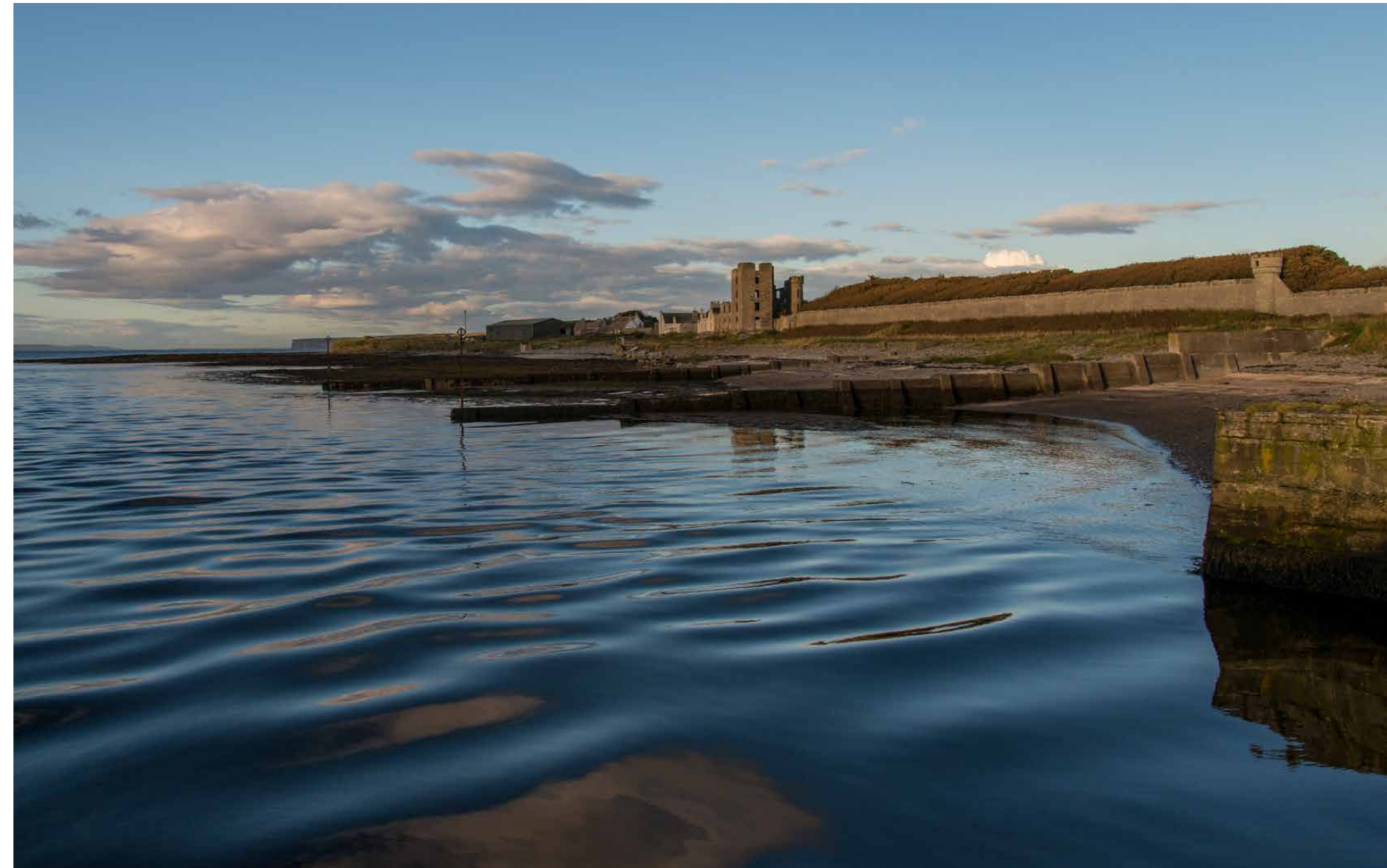
THE LOCATION

This very attractive property is located in a popular residential area close to Miller Academy Primary School, Lidl & Tesco Supermarkets and Thurso High School.

Thurso has many other facilities including a health centre, dental surgery, a variety of shops, hotels, restaurants and a railway station with regular services to Inverness and connections to the rest of the UK. Wick Airport has daily flights to Edinburgh and Aberdeen where domestic and international flights are available.

The University of the Highlands & Islands (UHI) offers many further education opportunities in both Wick & Thurso. Caithness General Hospital is located in Wick and is a rural general hospital offering a large range of medical services to the surrounding area.

The Scottish Highlands are renowned as a world-class destination for outdoor pursuits such as hill-walking, fishing, sailing, pony trekking, mountain and road biking with the Far North, often referred to as the last great wilderness in Europe, providing some of the most beautiful beaches and mountains in Scotland.





THE PROPERTY

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this beautifully presented and recently modernised three-bedroom semi-detached Victorian villa. The property is set in an elevated location, overlooking Thurso, within a quiet residential cul-de-sac and is convenient for schools, supermarkets and the town's train station.

The property has been finished and decorated to a high standard and still retains many original features. Accommodation is over two floors with the ground floor consisting of entrance vestibule, inner hallway, spacious lounge with open fire and bay window, open-plan kitchen/dining/family room, (including integrated gas hob & oven, dishwasher and fridge/freezer) and family bathroom with spa bath and separate shower cabinet. The half landing also contains a luxurious, fully tiled shower room with three good-sized bedrooms on the upper floor including a spacious double-aspect master bedroom with fitted wardrobes. The property also benefits from gas-fired central heating and double-glazing throughout.

The terraced front garden is mainly laid to mature shrubbery. A fully enclosed rear garden is laid to a mix of paving and lawn with a tarred driveway providing parking for a number of vehicles and leading to the garage/workshop. This outstanding property would make a delightful family home.





THE DETAILS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.30m (14'1")
Kitchen	4.00m (13'1") x 4.00m (13'1")
Family Room	4.10m (13'5") x 3.20m (10'6")
Bedroom 1	4.30m (14'1") x 4.00m (13'1")
Bedroom 2	4.20m (13'9") x 3.80m (12'6")
Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Bathroom	3.60m (11'10") x 1.90m (6'3")
Shower Room	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 135m²

EPC Rating: D

Extras (Included in the sale): Integrated gas hob, oven, dishwasher and fridge freezer.

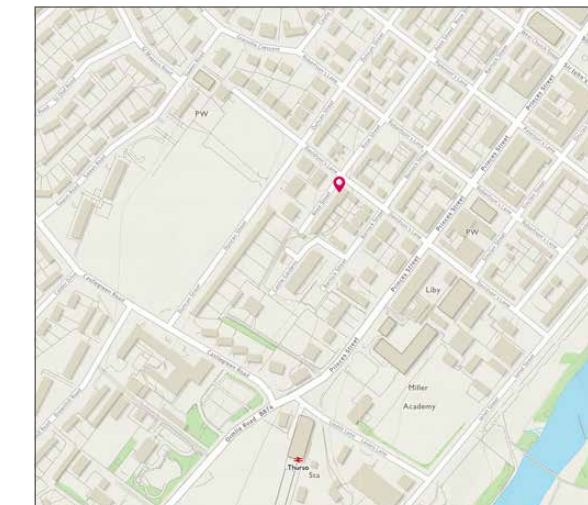


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