



Georgesons
Estate Agents

Residential Property

21 Provost Sinclair Road, Thurso

£5,000 BELOW HOME REPORT VALUATION



The Property

This one bedroom cottage is situated in a quiet convenient location, within walking distance to the town centre and all local amenities. Newly decorated, the accommodation comprises of lounge, kitchen, one bedroom and shower room. The property benefits from modern infrared heating and uPVC double glazing throughout. To the front of the property there is a cobble area which offers off-street parking with a low maintenance rear garden mainly laid with stone chips. This would make a lovely retirement home or for a buy to let investment.

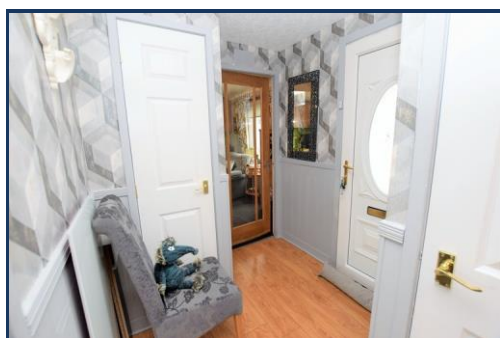
The Area

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.



uPVC partially glazed door set in with external storage cupboards to both sides. Windows to front of property have external shutters.

Hall – Accesses all rooms. two single power point. Smoke detector. Infrared heating. Three storage cupboards with shelves and hanging space. Walk in oak storage cupboard with shelves, hanging space, loft access by hatch, plumbed for washing machine. smoke detector, Laminate flooring.



Lounge – 3.22m x 4.72m

Double aspect. Three double power points. Two single power points. Television aerial outlet. Two storage heaters. Electric coal effect fire with wooden surround and slate hearth.

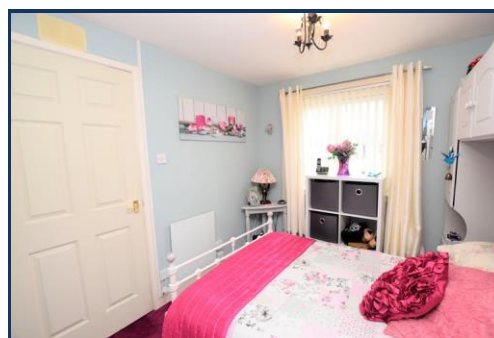
Kitchen – 2.01 x 3.25m

One double power point. Two single power points. Wall and base units with stainless steel sink and drainer. Wall display cabinet, Integral electric oven, ceramic hob and cooker hood. Electric wall mounted heater. Half glazed UPVC door to rear garden.

Shower room – 2.89m x 1.93m

Suite consisting WC, wash hand basin unit with storage, corner shower cabinet with Triton electric shower.

Bedroom – 2.60m x 4.69m at widest. Double aspect. Three single power points. Infrared heater.



Front garden – Shared cobbled area with off street parking.

Rear garden – Fully enclosed mature garden laid with stone chips, trees and shrubs. External tap. Clothes drying facilities.



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

Postcode – KW14 7AS

Council Tax – Band A **EPC** – E54

Price – Offers in the region of £55,000 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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