



56 Royal Terrace, Thurso, Caithness, KW14 8NW

FOR SALE - Offers over £70,000



56, Royal Terrace

Thurso, Caithness, KW14 8NW

- On street parking
- Fully enclosed garden
- Large double glazed windows throughout providing good light
- South Easterly facing rear garden
- Gas heating and electric key meter
- Bedroom 1 provides views of Scrabster

56 Royal Terrace is an end terrace 2 storey property, situated in a popular residential area within walking distance of Thurso town centre and associated local amenities.

Accommodation comprises of front and back entrance, a sitting room, kitchen, 2 bedrooms and a bathroom. The loft can be accessed from the top landing.

56 Royal Terrace appeals to a range of purchasers, such as first time buyers.



Ground Floor

Front Entrance

The front entrance is fitted with a UPVC front door with a part frosted window, laminate flooring and a radiator. The front entrance also has the key meter cupboard on the wall.

Sitting Room

The living room has 2 double glazed wooden windows, providing good light and views of both the front and back garden. There is 2 radiators, a gas fire and laminate flooring. There is also access to the under stair cupboard, which holds the hot water tank.

Kitchen

The kitchen is fitted with vinyl flooring, built in units with sink & drainer and 2 double glazed wooden windows.

Back Entrance

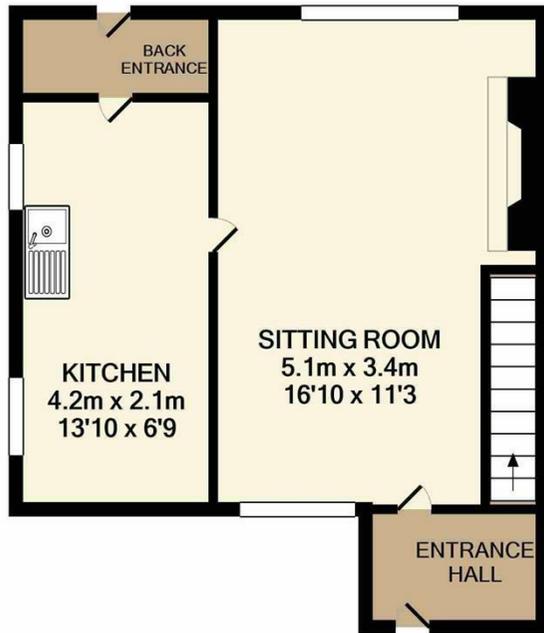
The back entrance is accessed at the back of the kitchen and has a UPVC back door with a part frosted window, vinyl flooring and a shelf pantry.

1st Floor

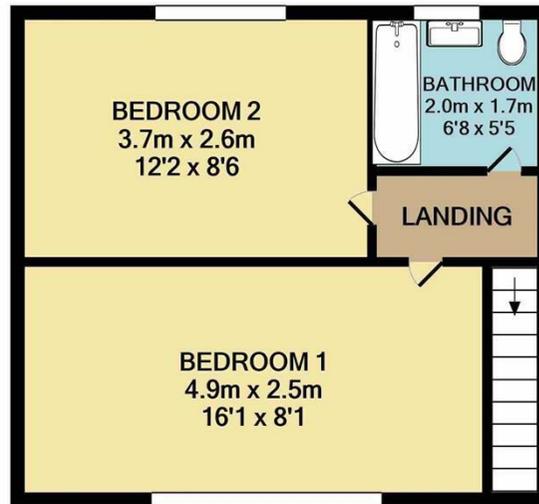
Top Landing

Carpet flooring and access to the loft.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 30.5 SQ.M.
(329 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.7 SQ.M.
(298 SQ.FT.)

TOTAL APPROX. FLOOR AREA 58.2 SQ.M. (627 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2021

Bathroom

The bathroom is fitted with vinyl flooring, a radiator, double glazed frosted wooden window, ceramic wash hand basin, WC, a bath and electric shower.

Bedroom 1

This bedroom is situated at the front of the property with a good sized double glazed wooden window, providing good light and views of Scrabster Harbour.

The bedroom is also fitted with laminate flooring, a storage cupboard and a radiator.

Bedroom 2

This bedroom is situated at the back of the property with a double glazed wooden window, providing views over the back garden.

This bedroom is also fitted with laminate flooring and a radiator.

Outside

The property has on street parking to the front and both, front and rear gardens.

The rear garden can be accessed from the front garden and is a South Easterly facing, fully enclosed mature garden with a shed.



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 & 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

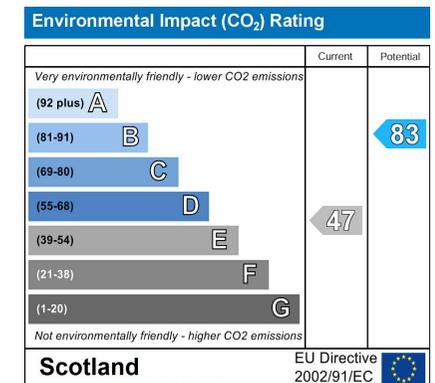
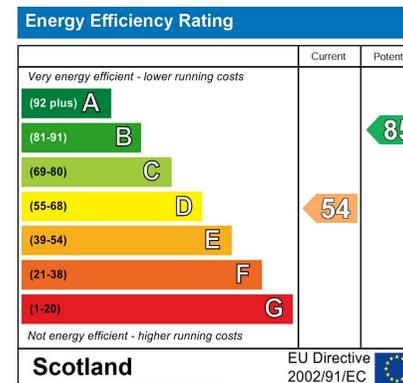
7BQ

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Fax: 01856 872 483



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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.

1st September 2021