



70 Rose Street, Thurso, Caithness, KW14 7HW
FOR SALE – Offers over £155,000



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- Newly renovated throughout
- Wooden internal doors
- Double glazed windows
- Interlinked fire alarms
- Views over Thurso
- On street parking to the front
- Gas central heating
- Open fireplaces

70 Rose Street is an end terrace, property, split over 2 levels, situated in a popular residential area within walking distance of Thurso town centre and associated local amenities.

This property has been newly renovated, with neutral decor throughout and benefits from a downstairs WC.

We strongly recommend viewing to see the full potential this property has to offer. 70 Rose Street appeals to a range of purchasers, such as first time buyers or someone looking for a buy to let investment.



Entrance

The main entrance of the property is from the front, through a UPVC privacy glazed external door. This space has been fitted with carpet flooring, wall mounted coat hooks, and a ceiling hatch giving access to the loft.

Sitting Room

This bright and spacious sitting room has been fitted with carpet flooring and benefits from an open fire place and 2 built in shelving units.

Kitchen/Diner

Open plan kitchen/diner, fitted with modern floor and wall units with spotlights, an integrated dishwasher, stainless steel double sink, integrated, ceramic hob with cooker hood above and an integrated, eye level oven. The gas meter is housed in the cupboard under the sink, newly fitted USB plug sockets, and the plinths are fitted with spotlights. The kitchen area is fitted with flagstone flooring and the dining area with vinyl flooring. There is an open fire place and a floor unit to the dining room.



Hallway

The hallway and staircase have been fitted with carpet flooring, a Velux window and spot lights to the upper landing. Access to the rear garden is through a UPVC external door, to the back of the hallway. The cupboard at the bottom of the stairs houses the electric meter and benefits from plumbing for a washing machine.

Downstairs Bedroom 1

This double bedroom is situated at the front of the property and has been fitted with carpet flooring. There is direct access to the hallway and staircase from this bedroom, an open fire place and a built in cupboard. An added feature to this bedroom is the newly fitted USB sockets.

Downstairs Bedroom 2

This bedroom is situated at the rear of the property, and has been fitted with carpet flooring. There is a privacy glazed window to the hallway and newly fitted USB sockets.

Under stair WC

This useful WC is situated at the rear of the property and has been fitted with vinyl flooring, a heated towel rail, wash hand basin and WC. With access next to the external door, it is easily accessible from the garden.

Upstairs Bedroom

This double bedroom is situated at rear of the property and has been fitted with carpet flooring and a Velux window.

Bathroom

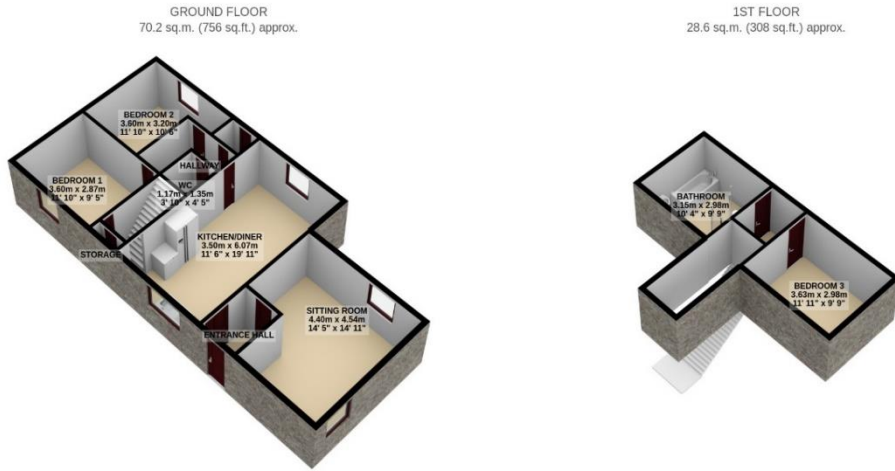
Large bathroom that benefits from a separate bath to shower cubicle, fitted with a dual showerhead, spot lights, vinyl flooring, wash hand basin, WC, a heated towel rail and a Velux window. There is a wooden shelved partition to the corner of the room, which houses the boiler behind.

Outside

Good sized rear garden, on an elevated position providing views over Thurso and further views over rooftops of the countryside, stretching to the side of the property where it is mainly laid to pebble stone, with a gate providing access to the front of the property. The cellar can also be access from the rear garden.



Floor Plan

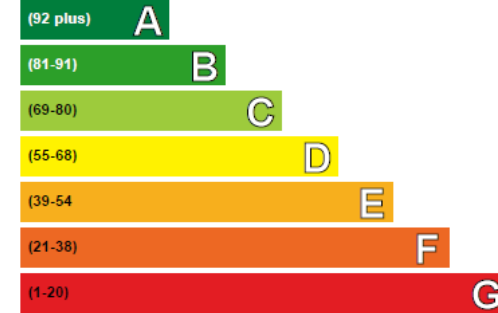


TOTAL FLOOR AREA : 98.8 sq.m. (1064 sq.ft.) approx.

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 © 2023

EPC

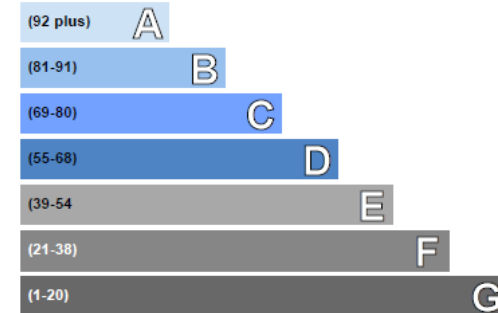
Very energy efficient - lower running costs



Current	Potential
61	79

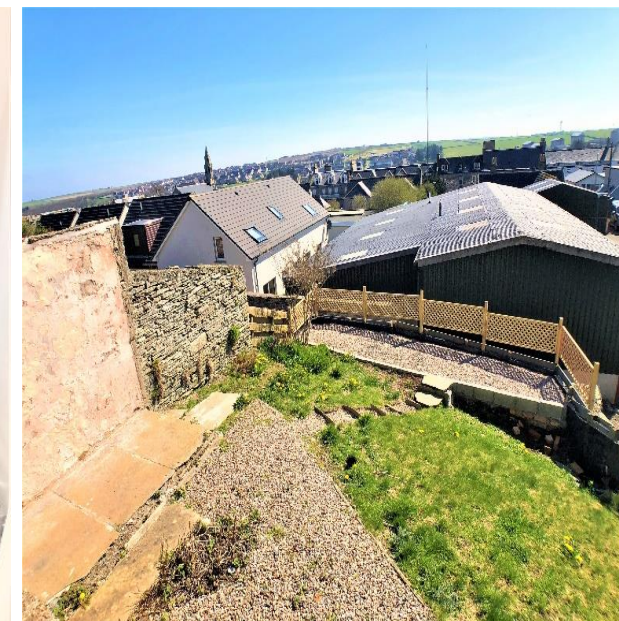
Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
54	74

Not environmentally friendly - higher CO₂ emissions



COUNCIL TAX

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

ENERGY PERFORMANCE RATING

The property has an energy rating of band D.

SERVICES

Mains electricity, water & drainage.

FIXTURES AND FITTINGS

Floor and window coverings along with the white goods are included in the sale price.

PRICE

Offers over £155,000 are invited.

VIEWING

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

Telephone: 01847 894379

Fax: 01856 872483

Email: hello@dandhlaw.co.uk

***All viewings are conducted at the viewers own risk.**



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NOTES - These particulars have been prepared following inspection of the property on the 06 March 2020 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.