



52 Rose Street, Thurso, Caithness, KW14 7HW  
**FOR SALE – Offers over £59,000** \*£5,000 under home report value



# 52 Rose Street, Thurso, Caithness, KW14 7HW

- 1 bedroom property
- Wooden internal doors
- Double glazed UPVC windows & external door
- Storage heating
- Small rear garden
- On street parking to the front

52 Rose Street is an end terraced 1 bed property, situated in a popular residential area of Thurso. It is within walking distance of Thurso's town centre and associated local amenities, such as cafes, restaurants and shops.

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

We strongly recommend viewing to see the full potential this property has to offer. 52 Rose Street appeals to a range of purchaser, such as first time buyers or a single person.

## **Entrance Hallway**

The entrance to the property is through a UPVC privacy glazed external door. There is a storage cupboard that houses the electric meter and hot water tank, a loft hatch and has been fitted with vinyl flooring. All rooms can be accessed from the from the hallway

## **Shower Room**

This shower room faces the rear of the property and has been fitted with a 3 piece suit comprising of an accessible shower, WC and wash hand basin. Also fitted is a UPVC privacy glazed window, extractor fan and vinyl flooring.

## **Sitting Room**

Also situated to the rear of the property is the sitting room, that has been fitted with a gas fireplace and surround, a built in storage cupboard and vinyl flooring. The sitting room window also benefits from secondary glazing.

## **Kitchen**

The kitchen is front facing, and has been fitted with floor units, a stainless steel sink and drainer and a small hatch that houses the fuse board and vinyl flooring.

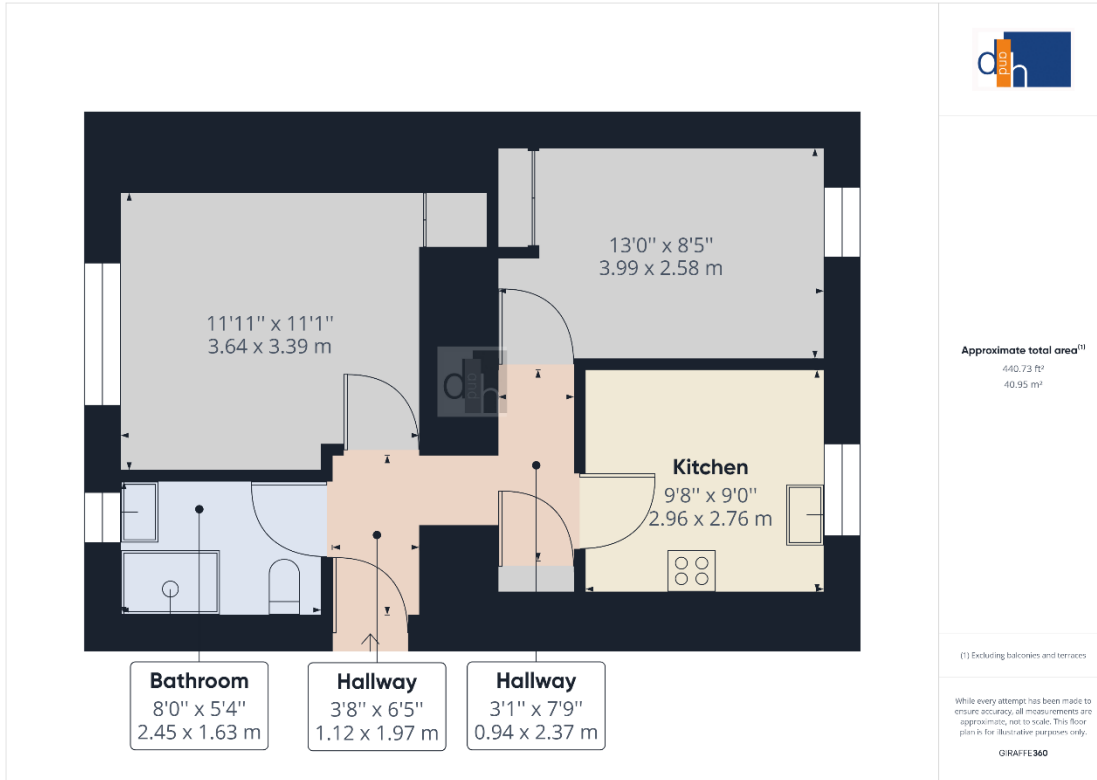
## **Bedroom 1**

The bedroom is a front facing double bedroom, fitted with a built in double wardrobe with a hanging rail and carpet flooring. The gas meter is housed in a small cupboard located under the bedroom window.

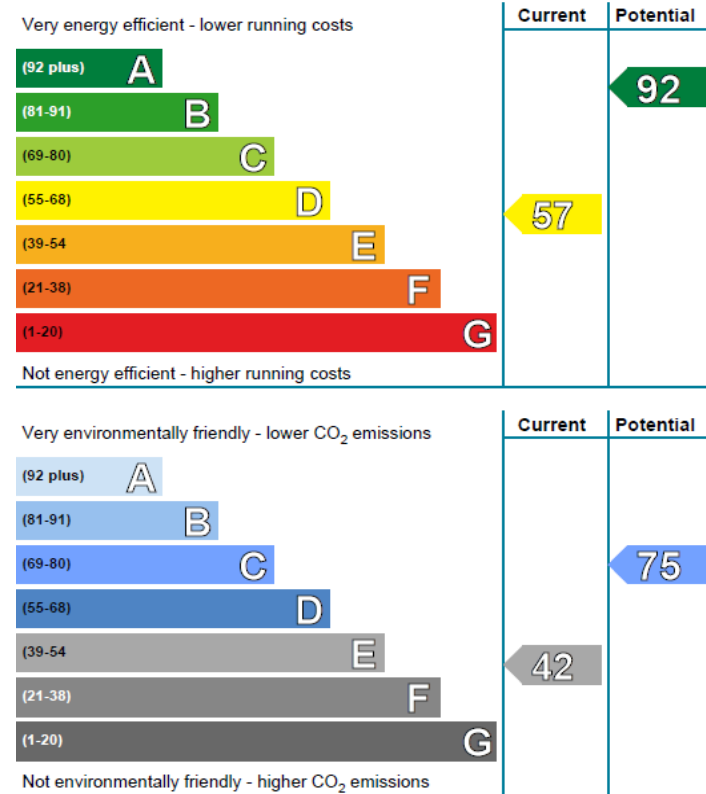
## **Outside**

Access to the property is through a wooden gate to the left hand side of the property. There is a shared path leading to the front door and rear garden of 52 Rose Street, along with leading to the neighbours rear garden. There is a small, wall enclosed mature garden to the rear and on street parking to the front.

# Floor Plan



# EPC



## COUNCIL TAX

The subjects are in Band A. 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 (57).

## SERVICES

Mains electricity, water & drainage.

## FIXTURES AND FITTINGS

Floor coverings and window covering are included in the sale price.

## PRICE

Offers over £59,000 are invited.

## VIEWING

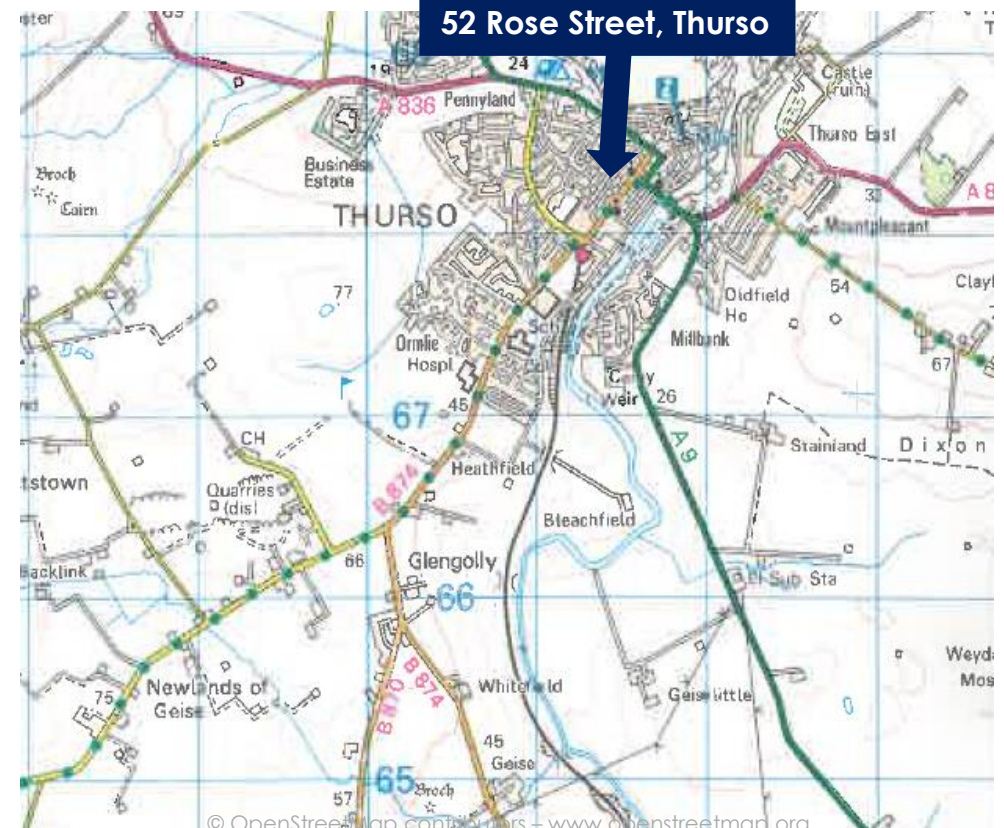
All viewings to be arranged by appointment only through d and h as the sole selling agent:

**Telephone:** 01847 894 379

**Fax:** 01856 872 483

**Email:** [hello@dandh.co.uk](mailto:hello@dandh.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.