



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**38 Heathfield Road**  
THURSO, CAITHNESS, HIGHLAND, KW14 7DT





# Thurso

38 Heathfield Road is located in a popular residential area close to the local primary school, Lidl Supermarket and Thurso High School. Thurso has many facilities including health centre, dentist, shops, hotels, restaurants, supermarkets 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.







## 38 Heathfield Road

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this well-presented and extended four-bedroom semi-detached house set in a popular residential area of Thurso convenient for schools, supermarket and train station.

The property has accommodation over two floors with the ground floor consisting of entrance vestibule, inner hallway, lounge/diner (with electric fire in wooden surround), breakfasting kitchen/family room (including NEFF double oven & hob, dishwasher and fridge/freezer), fully-tiled shower-room (with WC and basin) and modern conservatory to the rear. The upper floor comprises of four good-sized bedrooms (three with fitted storage) and bathroom with shower over bath. The property also benefits from gas-fired central heating, interlinked Bluetooth fire alarm system and double-glazing.

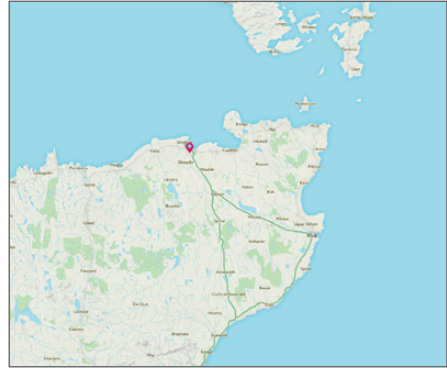
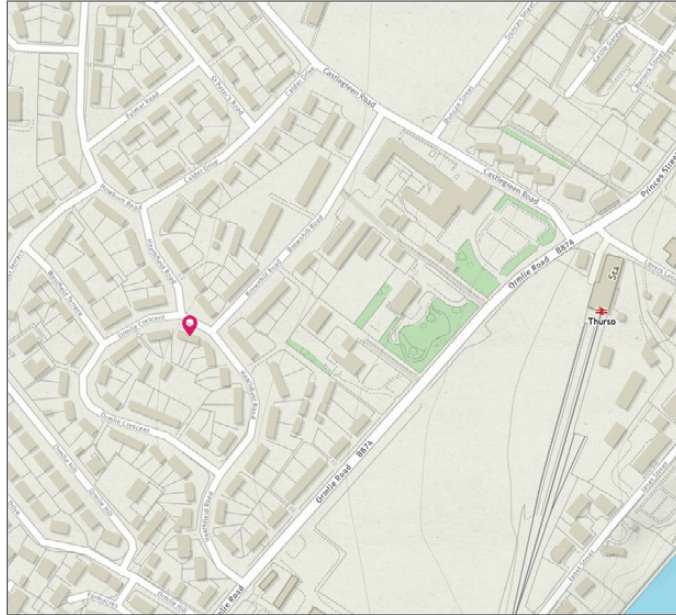
The paved driveway offers off-road parking and leads to a large garage/workshop with the front garden consisting of lawn and mature shrubs. A fully enclosed rear garden is laid to a mix of trees and shrubs. Additional off-road parking is available adjacent to the rear garden. This lovely property would make an ideal starter home or buy-to-let investment with the contents of the property available for inclusion if requested.







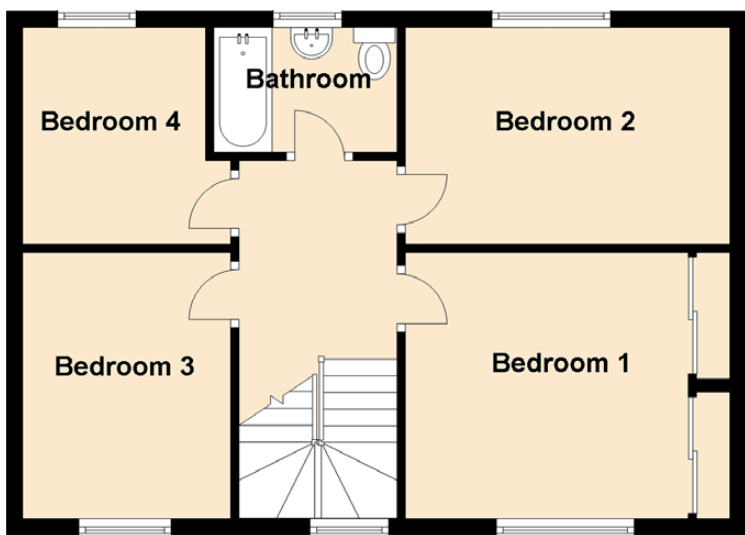
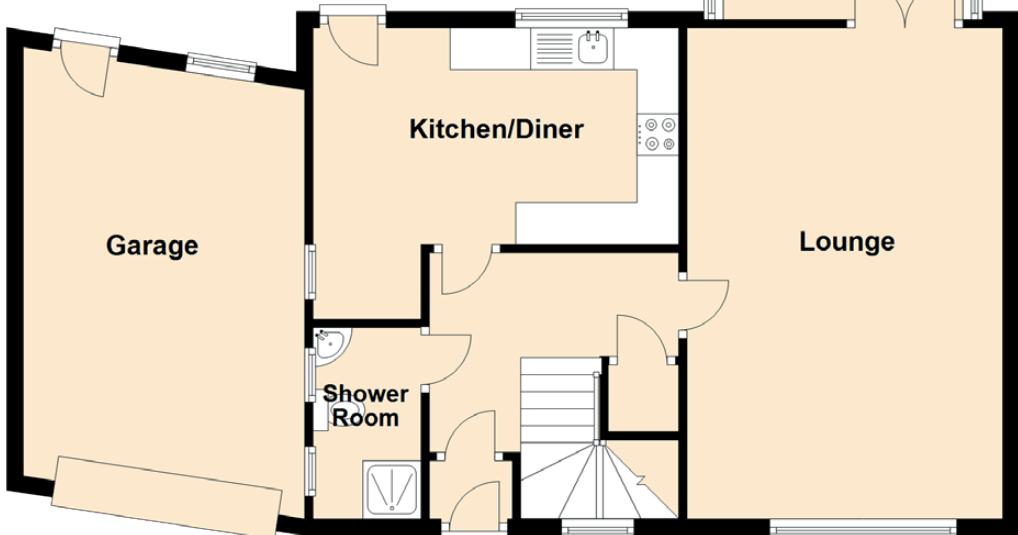
Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.80m (12'6")
Kitchen/Diner	4.40m (14'5") x 2.60m (8'6")
Sun Room	2.90m (9'6") x 2.90m (9'6")
Shower Room	2.30m (7'7") x 1.30m (4'3")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Bedroom 2	3.90m (12'10") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Bedroom 4	2.60m (8'6") x 2.50m (8'2")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup> | EPC Rating: F







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