




McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

30 Sinclair Street
THURSO, HIGHLAND, KW14 7AG

THURSO

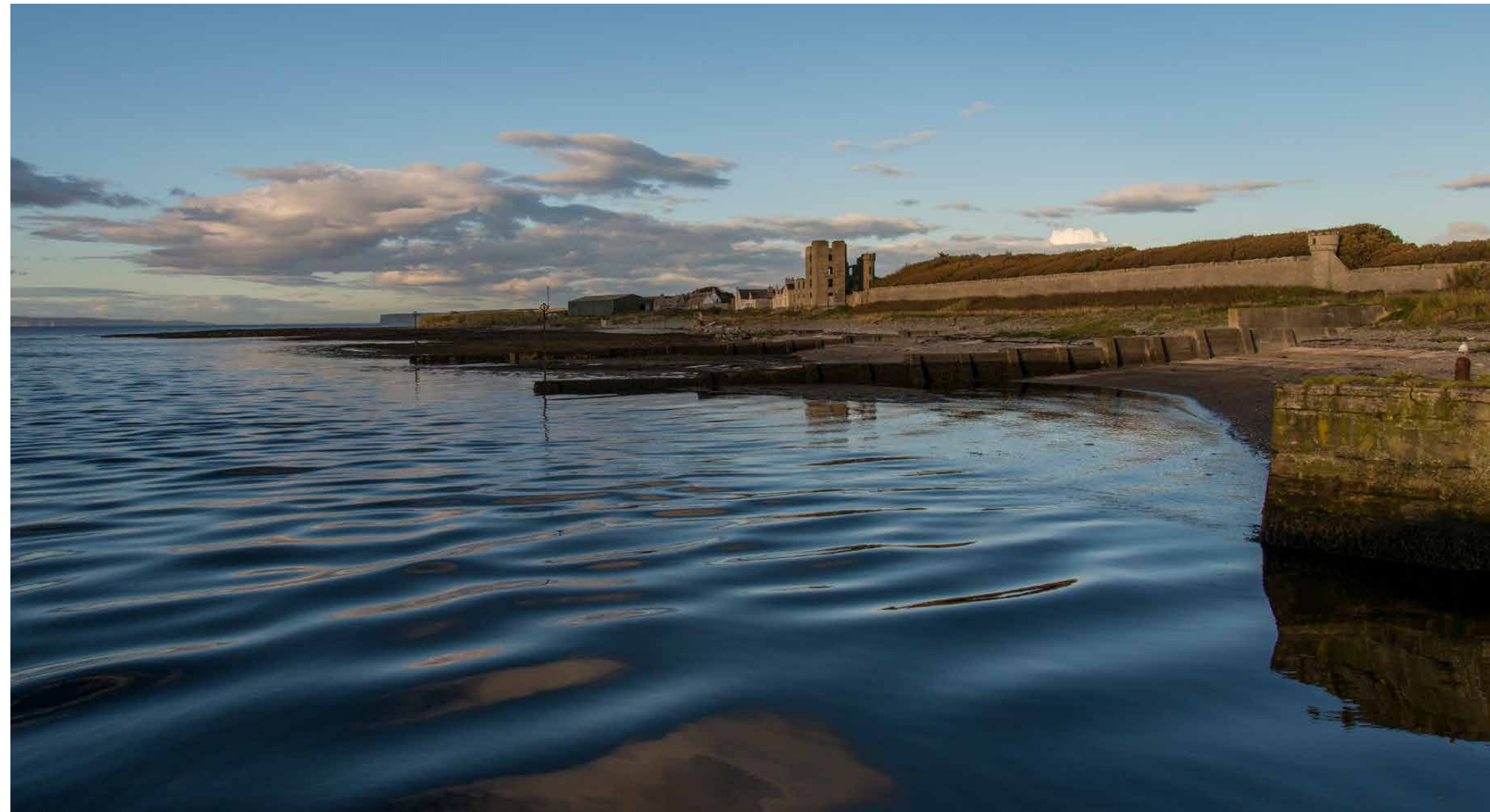
Highland, KW14 7AG

This very attractive property is located in a popular residential area close to Miller Academy Primary School, Lidl & Tesco Supermarkets 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.



30 SINCLAIR STREET

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this well presented four-bedroom end-terraced Victorian house which has retained many of its original features. The property is set in a quiet street close the town centre and is conveniently located near schools, supermarkets and the town's train station.

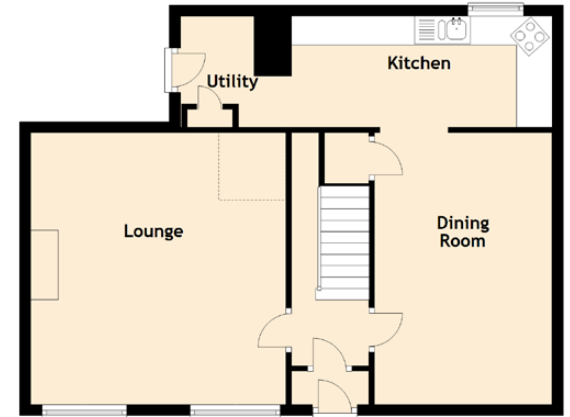
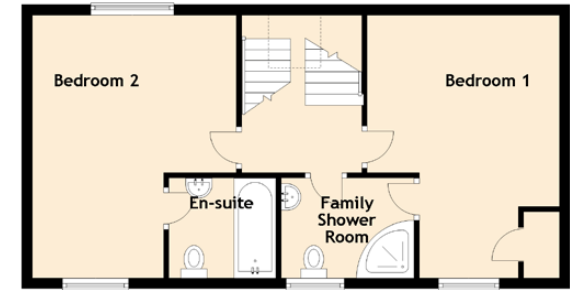
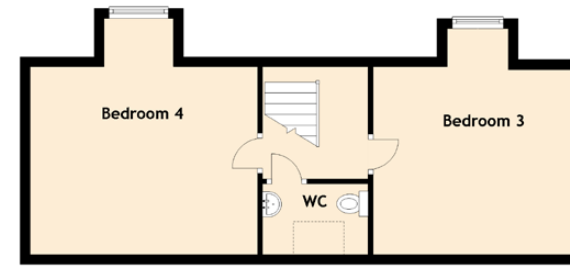
The property has been decorated to a high standard and has accommodation over three floors with the ground floor consisting of hallway, spacious lounge with recently installed multi-fuel stove and original ceiling rose and cornices, kitchen (including integrated ceramic hob, double oven and dishwasher) and large dining room. The middle floor contains a family shower-room and two bedrooms one with en-suite bathroom and the other with Jack & Jill access to the family shower room. The upper floor has two good-sized bedrooms and a WC.

The property also benefits from gas-fired central heating and double-glazing. The garden ground to the rear allows parking and contains a stone-built garage/workshop. It is fully enclosed and is laid to a mix of lawn and concrete and has shared access. This outstanding property would make a delightful family home with Bed & Breakfast/Guest House potential.



KITCHEN / LOUNGE / DINING ROOM





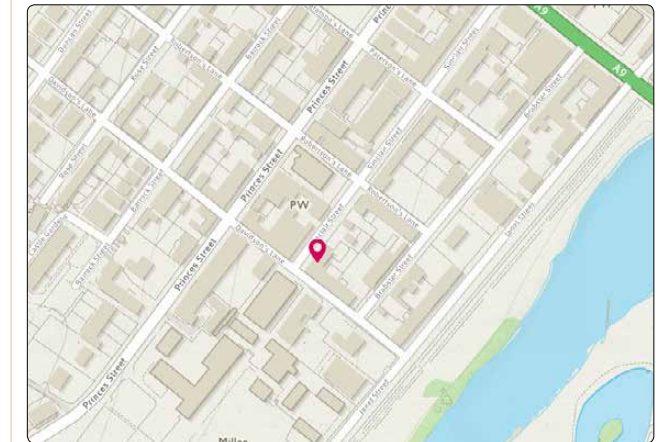
SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 4.60m (15'1")
Kitchen	4.70m (15'5") x 2.00m (6'7")
Utility	2.00m (6'7") x 1.90m (6'3")
Dining Room	4.90m (16'1") x 3.20m (10'6")
Bedroom 1	5.00m (16'5") x 3.40m (11'2")
Family Shower Room	2.30m (7'7") x 1.90m (6'3")
Bedroom 2	5.00m (16'5") x 3.90m (12'10")
En-suite	1.90m (6'3") x 1.70m (5'7")
Bedroom 3	4.00m (13'1") x 3.72m (12'3")
Bedroom 4	4.51m (14'10") x 4.00m (13'1")
WC	2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 146m² | EPC Rating: E

Extras (Included in the sale):
Integrated ceramic hob, double oven & dishwasher.






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Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ABBEY TURPIE
Designer