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Young Robertson & Co.



12 SMITH TERRACE, THURSO

Occupying a superb elevated position with panoramic views stretching across Gillock Park to the Pentland Firth, Scrabster, Orkney, and Dunnet Head, this three-bedroom family home offers generous outdoor space and excellent potential.

With a generous private garden and just a short stroll from the local supermarket, cafe, primary school, and town centre, this property offers both convenience and lifestyle appeal – with scenic coastal walks right on your doorstep. Offered with no onward chain, it presents an exciting opportunity for buyers looking to modernise and personalise their next home. The accommodation benefits from gas central heating and uPVC double glazing throughout. A side storm porch leads to the staircase and first-floor landing. The bright living room features a bay window framing the exceptional views, while the fitted kitchen, modern bathroom suite, and three well-proportioned bedrooms (two also benefitting from the excellent views) complete the layout. Ideally situated, this property is poised to attract a broad range of buyers, from first-time homeowners to growing families.

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OFFERS OVER £70,000

Storm Porch: 7'2" x 1'8"

Double sliding patio doors. Double aspect windows. Wood lined walls and ceiling. Tiled flooring. Step up to hallway.

Hallway:

Carpeted stairs from ground level to landing. Window to stairwell. Radiator. Fitted shelf with mirror above. Telephone point.

Living Room: 5.44m x 3.71m 17'10" x 12'2" max

Bay window to front offering fantastic views across Gillock park to the Pentland Firth Scrabster, Orkney and Dunnet Head. Carpet flooring with vinyl flooring to window area. TV & telephone point. Shelved unit to recess.

Kitchen: 3.61m x 2.77m 11'10" x 9'1" max

Fitted eye and base level units with work top space and fully tiled walls. Fitted single oven with four ring hob and extractor above. 1.5 bowl sink with mixer tap and drainer. Boiler. Wood lined ceiling. Deeply silled window to rear with views to the garden. Radiator. Vinyl flooring. Hatch access to the loft.

Bathroom: 1.68m x 1.56m 5'6 x 5'01"

Modern fitted bathroom with a combination of tiled walls and wet wall. Bath with electric shower above. Wash hand basin. WC. Deeply silled window to rear with tiled surround. Vinyl flooring. Radiator. Wood lined ceiling.

Bedroom 1: 4.3m x 2.78m 14'01" x 9'01 max

Deeply silled window to rear with views to the garden. Wall lights. Carpet. Radiator. TV point.

Bedroom 2: 3.19m x 2.94m 10'4" x 9'7" max

Window to front offering fantastic views across Gillock park to the Pentland Firth Scrabster, Orkney and Dunnet Head. Carpet. Large fitted cupboard with fitted shelving and wood lined walls. Radiator. Fitted wardrobe with louvre doors, hanging rail and shelf. TV point. Wall light.

Bedroom 3: 3.19m x 2.27m 10'4 x 7'5"

Window to front offering fantastic views across Gillock park to the Pentland Firth Scrabster, Orkney and Dunnet Head. Carpet. Radiator. TV point.

Garden:

To the side and rear of the property lies a generously sized private garden, featuring a mix of paving and lawn with a designated drying area. It is enclosed by traditional flagstone and block-built walls complemented by timber fencing. A shared pathway with gated access runs along the side of the property, leading to the entrance.

General Information:

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

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.

EPC: D

Postcode: KW14 7JY

Entry: By arrangement:

Viewing: By arrangement with our Thurso Office.

Price:

Offers over £70,000 should be submitted to our Thurso Office.

Office Hours: 9.15 am – 1pm, 2pm- 5pm Monday to Friday.

Location:

Thurso, one of the two main towns of the district has shopping, professional, medical and educational facilities. From Thurso there are regular bus and rail services south and from Wick airport, approximately 20 miles south there are regular scheduled air services. Inverness is approximately two hours' drive.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.

