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# Young Robertson & Co.



## 14 CAMPBELL STREET, THURSO

Set in a convenient location to the town centre is this two bedroom end terraced property. This traditional two storey dwelling house benefits from attractive timber sash and case double glazing and gas central heating. With well-proportioned rooms accommodation comprises of spacious lounge and fully kitted kitchen diner, both of which have double aspect windows. Upstairs is a contemporary fitted shower room, two spacious double bedrooms and a box room, which is currently utilised as a dressing room, however subject to suitable planning consents could be ideal as an en suite. Outside is a small terraced garden. Set in an excellent sought after location and with no onward chain viewing is highly recommended.

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**FIXED PRICE £95,000**

## Hallway

Partially glazed front door into hallway. Laminate flooring. Carpeted stairs to first floor.

## Lounge

**5.24m x 3.41m 17'02" x 11'02"**

Decorative wooden mantle with Caithness stone hearth. Double aspect windows. Recessed shelving. TV and telephone point. Carpet. Radiator.



## Kitchen/Diner

**4.83m x 3.48m 15'10" x 11'05"**

Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. 1 1/2 bowl stainless steel sink. Services for washing machine, space for cooker with extractor above. Ample space for table and chairs and free standing fridge freezer. Opening to under stairs area housing the boiler, shelving and storage cupboard. Radiator. Panel heater. Double aspect windows. Laminate flooring.



## Landing

Window to rear. Radiator. Carpet.

## Bedroom 1

**4.99m x 3.22m 16'05" x 10'07"**

Window to front. Carpet. Radiator. TV point. Recessed unit with hanging rail and shelving. Door to box room.

## Box Room

**2.13m x 1.32m 7'00" x 4'04"**

Window to front. Carpet. Shelved storage cupboard. Boxed seating area. Ideal as dressing room or possible en suite.

## Bedroom 2

**3.42m x 3.22m 11'03" x 10'07"**

Window to front. Carpet. TV point. Recessed unit with hanging rail and shelving. Radiator.

## Shower Room

**2.88m x 1.60m 9'06" x 5'03"**

Curved walk in shower enclosure with wet wall and electric mira thermostatic shower. WC. Countertop glass basin sink set on freestanding unit. WC. Mirror and partial tiling to walls. Wood effect laminate flooring. Radiator. Window to side.

## Garden

Enclosed low maintenance garden consisting of a small courtyard garden bounded by a variety of walls, buildings and fencing. Shared pedestrian access way to the neighbouring properties.

## General Information

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

## Council Tax

The subjects are in band B. 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

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## Postcode

KW14 7HA

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

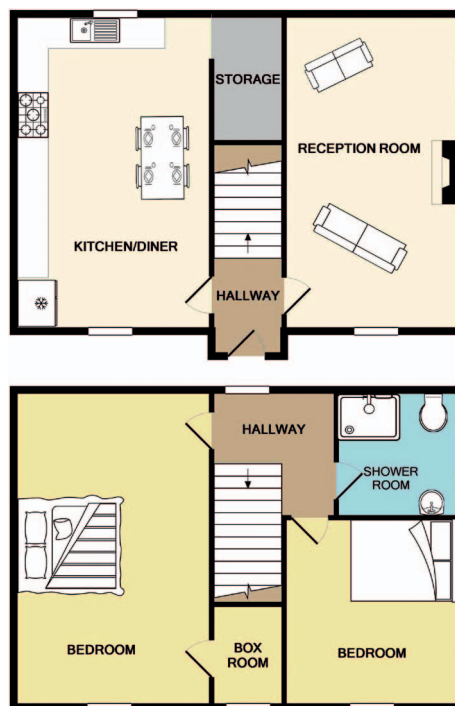
Fixed Price £95,000 should be submitted to our Thurso Office.

## Office Hours

9.15am - 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.*