



solicitors • estate agents

Young Robertson & Co.



**29 TRAILL STREET
THURSO KW14 8EG**
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

**21 BRIDGE STREET
WICK KW1 4AJ**
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk



44 PRINCES STREET, THURSO

Offering an excellent development opportunity is this 6/7 bedroom property with garage to the rear, that is centrally located in the town centre of Thurso. In need of full renovation throughout the property is spread over three levels and benefits from town gas central heating and a combination of uPVC and timber casement double glazing, with one single glazed sash and casement. Providing excellent scope for reconfiguration, and no onward chain, accommodation comprises of entrance vestibule, hallway and rear vestibule to the ground floor, lounge, kitchen, shower room and two large bedrooms to the first floor, with four further bedrooms, study and bathroom to the top floor. A versatile property, viewing is highly recommended.

FIXED PRICE £50,000



GROUND FLOOR

Front Vestibule	2.14m x 1.49m 7'00" x 4'11"
Rear Vestibule	2.79m x 1.14m 9'02" x 3'09"

FIRST FLOOR

Lounge	6.26m x 4.38m 20'06" x 14'04" max
Kitchen	4.16m x 2.44m 13'08" x 8'00"
Shower Room	4.85m x 2.50m 15'11" x 8'02"
Bedroom 1	4.47m x 3.99m 14'08" x 13'01"
Bedroom 2	4.09m x 3.79m 13'05" x 12'05"

SECOND FLOOR

Bathroom	1.83m x 1.53m 6'00" x 5'00"
Bedroom 3	4.47m x 3.99m 14'08" x 13'01"
Bedroom 4	4.13 x 3.71m 13'06" x 12'02" max
Bedroom 5	2.92m x 2.72m 9'06" x 8'11"
Bedroom 6	4.17m x 3.76m 13'08" x 12'04"
Study	3.70m x 2.14m 12'01" x 7'00"

General Information

Electricity, water and telephone connection at property. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band C. 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

E

Postcode

KW14 7AB

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Fixed price £50,000 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.

