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30 ORKNEY VIEW, THURSO

Spacious two bedroom first floor flat that is situated in a sought after area on the outskirts of Thurso. Constructed approximately 9 years old the flat is relatively new and benefits from electric heating and uPVC windows and door. Accommodation comprises lounge, kitchen, study, bathroom and two double bedrooms. Partial views from the kitchen to Scrabster Bay all add to the appeal of the property. Within walking distance to the town centre there is ample parking outside the property. Making an ideal buy to let property, or first time purchase, viewing is highly recommended.

OFFERS AROUND £73,000

Entrance

Partially glazed uPVC front door. Tile effect laminate flooring. Storage heater. Stairs to first floor.

Landing

Airing cupboard housing the hot water system. Hatch access to the loft. Wood effect vinyl flooring.

Lounge 4.46m x 3.39m 14'07" x 11'01"

Window to front. Carpet. Storage heater. TV and two telephone points.



Study 3.42m x 1.91m 11'02" x 6'03"

Window to front. Vinyl flooring.

Kitchen 2.69m x 2.62m 8'10" x 8'07"

Fully fitted modern kitchen with eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Built in stainless steel oven with four ring ceramic hob and extractor above. Services for washing machine. Space for fridge freezer. Window to rear offering partial sea views to Scrabster. Tile effect laminate flooring. Storage heater.



Bathroom 1.98m x 1.82m 6'06" x 5'11"

WC with push top flush. Wash hand basin. Bath with mira sport shower above and shower screen. Vinyl flooring. Window to rear. Panel heater. Extractor. Mirrored bathroom cabinet to wall.

Bedroom 1 4.17m x 3.02m 13'08" x 9'11" max

Built in wardrobe with mirrored doors, hanging rail and shelf. Panel heater. Carpet. Window to front.

Bedroom 2 2.91m x 2.82m 9'06" x 9'03"

Window to rear with partial sea views to Scrabster. Panel heater. Wood effect vinyl flooring.

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 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 8DF

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Around £73,000 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.