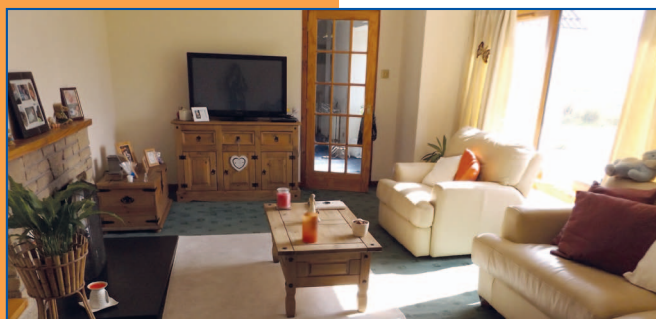




solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

## LOWER BOWER TOWER, BOWER

Set in the rural area of Bower this three bedroom bungalow sits in approximately one acre of garden grounds. Benefiting from oil fired central heating which is further enhanced by an open fire to the lounge and uPVC double glazing throughout. The spacious accommodation comprises large kitchen/diner, utility room, lounge, three bedrooms, shower room and bathroom. Accessed by its own private driveway there is garden ground to the side and rear of the property and also a ruinous outbuilding which could be roofed and put back into use again. Viewing is recommended to appreciate the size and position of this property.

**OFFERS OVER £148,000**

### Hallway

Half glaze uPVC entrance door with half glazed panel to side. Hatch to floored attic space with light. Radiator. Carpeted. B.T. point.

### Lounge

**6.07m x 3.77m 19' 11" x 12' 4"**

Open fire in stone fireplace with Caithness flag stone hearth. Window facing to the front. Radiator. Carpeted.

### Kitchen/Diner

**7.08m x 3.61m 23' 2" x 11' 10"**

Wall and base units with fitted worktops and matching splashback. Stainless steel one and a half bowl sink with mixer tap. Windows to side and rear. Four ring gas cooker run by bottle gas with electric oven, cooker hood above and stainless steel splashback. Airing cupboard housing hot water tank. Cupboard housing heating boiler. Windows to side and rear. Radiator. Door to utility room.

### Utility room

**2.76m x 1.95m 9' 00" x 6' 4"**

Half glazed uPVC door to rear. Window to rear. Ceramic tiled floor. Services for washing machine.

### Shower Room

**1.93m x 1.82m 6' 4" x 5' 11"**

Three piece suite comprising shower with shower boarding to the walls and fitted Triton electric shower, W.C. and hand basin. Partially tiled walls. Vinyl flooring.

### Master Bedroom

**5.23m x 2.66m 17' 2" x 8' 8"**

Window facing to rear. Radiator. Carpeted.

### Bedroom 2

**4.16m x 2.65m 13' 8" x 8' 8"**

Window facing to rear. Radiator. Laminate flooring.

### Bathroom

**2.39m x 2.01m 7' 10" x 6' 7"**

Three piece suite comprising bath with tiled splashback, W.C. and hand basin with tiled splashback. Heated towel rail to wall. Window facing to side. Vinyl flooring.

### Bedroom 3

**3.50m x 3.47m 11' 6" x 11' 4"**

Built in wardrobe fitted with hanging and shelf and mirrored sliding doors. Windows to rear and side with deep sills. Radiator. Carpeted.

### Garden

Private driveway down to the property with offroad parking to the front and garden to the sides and rear with trees and shrubs.



### Ruinous building Approx. 7.92m x 4.37m 26' 00" x 14' 4"

There is a ruinous building to the rear consisting of three walls and a concrete floor which could be roofed and put back into use.

### General Information

The floor coverings as fitted are included in the sale. Home Report available from [wick@youngrob.co.uk](mailto:wick@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 Rating

E

### Postcode

KW1 4TT

### Entry

By arrangement with our Wick office.

### Viewing

By arrangement with our Wick office.

### Price

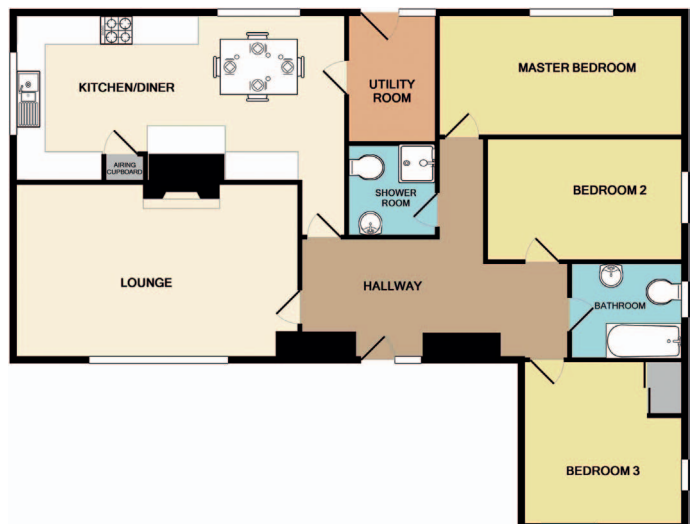
Offers Over £148,000 should be submitted to our Wick office.

### Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

### Location

The village of Bower is 10 miles from Thurso and around 11 miles from Wick. Bower is served by Wick, Thurso and Castletown for shopping, taxis and post offices. It has a Primary School. Wick, one of the two main towns of the district has the County General Hospital, supermarkets, professional, medical and educational facilities. From Wick there are regular bus and rail services south and from Wick airport, 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.*