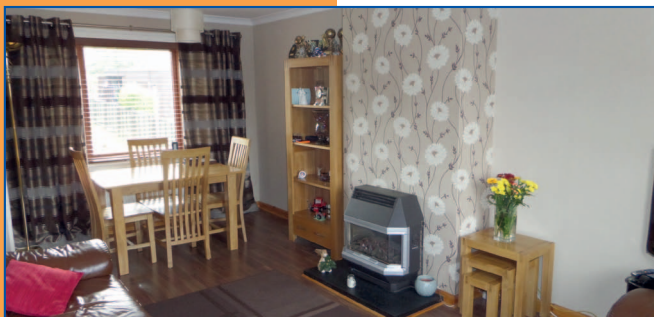




Young
Robertson
& Co.

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 

41 MAYFIELD ROAD, THURSO

Situated in an elevated position is this attractive and well-presented two bedroom mid terraced property. Recently decorated throughout the property enjoys a modern fitted kitchen and recently fitted contemporary bathroom. With hard wood double glazed windows and doors, heating is by means of town gas central heating. Only a short walk from the town centre, local primary school and convenience store. Accommodation comprises lounge/diner and kitchen/breakfast room to the ground floor. Upstairs is the bathroom and two double bedrooms which both have fitted wardrobes. The rear garden is fully enclosed and offers a patio area and timber shed. Making an excellent buy for the first time purchaser or perhaps appealing to the buy to let market. Viewing is highly recommended.

OFFERS AROUND £65,000

Entrance

Partially glazed timber front door with side glazed panel. Carpet. Stairs to first floor. Partially glazed door to both the lounge and kitchen.

Lounge/Diner 5.47m x 3.20m 17'11" x 10'05"

Double aspect windows. Gas fire set on Caithness stone hearth. Laminate flooring. TV point. Two radiators.

Kitchen/Breakfast Room 4.02m x 2.28m 13'02" x 7'06"

Fully fitted modern kitchen with breakfast bar and seating area. Various eye and base level units with work top space and splash back tiling. Built in oven with four ring hob above and extractor above. Stainless steel sink with mixer tap and drainer. Services for washing machine, space for tumble dryer. Shelved pantry cupboard. Tile effect vinyl flooring. Partially glazed timber door to garden. Window to rear.

Landing

Carpet. Hatch access to the loft.

Bedroom 1 15'06" x 8'09" max

Window to front offering views to Scrabster and the Pentland Firth. Carpet. Door to shelved storage cupboard. Shelved airing cupboard housing the hot water tank. Triple sliding mirrored doors to built in wardrobe with shelving and hanging rail. Radiator. Telephone point.

Bedroom 2 3.31m x 2.70m 10'10" x 8'10"

Triple sliding mirrored doors to built in wardrobe with shelving and hanging rail. Carpet. Radiator. Two windows to rear. TV point.

Bathroom 1.87m x 1.66m 6'01" x 5'05"

WC with push top flush. Wash hand basin with mixer tap. Bath with electric triton shower and glass shower screen. Wet wall. Extractor. Window to rear. Karndean flooring. Radiator.

Garden

The front garden is on a slight gradient and laid mainly to grass with bordered area of shrubs. A paved pathway also offers access to the rear of the property. The attractive rear garden has a patio area off the kitchen and is also laid mainly to grass with occasional mature shrubs. Fully enclosed and incorporating a drying area and timber shed.



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 8JR

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

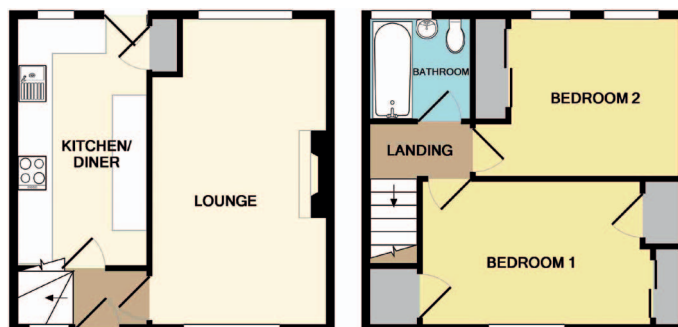
Offers Around £65,000 should be submitted to our Thurso Office.

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.