



solicitors • estate agents

# Young Robertson & Co.



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## 10 & 10A DUNNET ROAD, THURSO

Appealing perhaps to the buy to let market, workers to the area, or first time purchaser, are these two one bedroom flats that are situated in a popular residential area in Thurso. Only a short walk from the town centre, local primary school and convenience store each property benefits from uPVC windows and doors and electric heating. Accommodation comprises open plan sitting room/kitchen, bedroom and bathroom or shower room.

**FLAT 10 OFFERS OVER £25,000**

**FLAT 10A OFFERS OVER £20,000**

## Flat 10

### Hallway **2.85m x 0.92m 9'04" x 3'00"**

Communal hallway to uPVC front door. Storage heater. Vinyl flooring. Airing cupboard housing the hot water tank.

### Sitting Room/Kitchen **4.76m x 2.84m 15'07" x 9'04"**

Fitted eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap. Space for cooker, fridge and washing machine. Extractor. TV and telephone point. Storage heater. Window to front with partial sea views. Partial carpet and vinyl flooring.

### Bathroom **1.95m x 1.68m 6'04" x 5'06"**

WC with push top flush. Wash hand basin with tiled splash back. Bath with wet wall, electric shower and shower screen. Window to front. Extractor. Vinyl flooring. Shaver point and light. Wall mounted dimplex fan heater.

### Lobby **1.19m x 0.99m 3'10" x 3'03"**

Door to large walk in store (3.11m x 1.30m 12'04" x 4'03") offering excellent storage and housing the electrics.

### Bedrooms **3.46m x 2.38m 11'04" x 7'09"**

Window to side. Carpet. Panel heater.

## Flat 10 A

### Vestibule **0.92m x 0.79m 3'00" x 2'07"**

Communal hallway to uPVC front door. Coat hooks to wall.

### Sitting Room/Kitchen **3.42m x 3.40m 11'03" x 11'02"**

Fitted eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap. Space for cooker, fridge and washing machine. Extractor. TV and telephone point. Storage heater.

### Lobby **0.96m x 0.93m 3'02" x 3'00"**

Small cupboard housing the electrics. Doors to both the bedroom and shower room.

### Shower Room **2.23m x 1.30 7'03" x 4'03" max**

Recessed shower enclosure with wet wall panelling and electric shower. Wash hand basin with mixer tap. WC with push top flush. Shaver point and light. Extractor. Wall mounted dimplex fan heater.

### Bedroom **3.28m x 2.03m 10'09" x 6'08"**

Window to rear. Panel heater. Shelved airing cupboard housing the hot water tank. Telephone point.

### 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 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

E (Flat 10)  
D (Flat 10A)

### Postcode

KW14 8HY

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

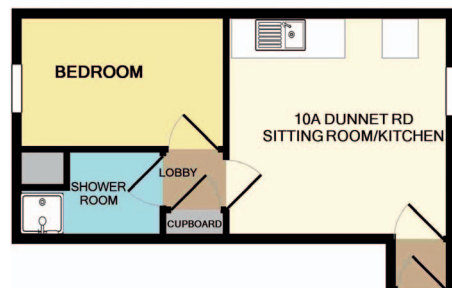
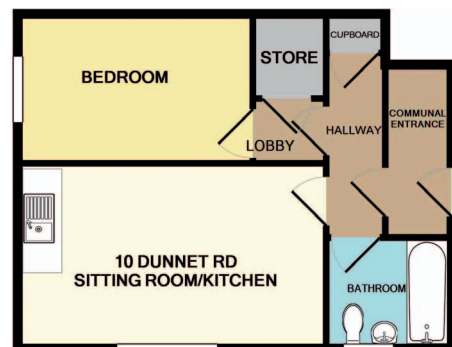
Offers over £25,000 for flat 10, and £20,000 for Flat 10A, should be submitted to our Thurso Office.

### 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.*