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12 MOORSIDE AVENUE, THURSO

Tucked away at the end of a quiet cul-de-sac on the outskirts of the town, is this two bedroom semi-detached property that enjoys lovely views to the surrounding countryside. Benefitting from timber double glazing, the central heating is by way of an electric wet boiler system. The property is only a short walk to the local bus stop and amenities. Accommodation comprises lounge, kitchen diner, hallway and store room to the ground floor, with two double bedrooms and shower room upstairs. In need of some modernisation there is a garden ground to the front, side and rear, with ample parking to the front of the property.

OFFERS OVER £60,000

Vestibule

1.85m x 1.84m 6'01" x 6'00"

Timber glazed front door with side panel. Tiled flooring. Coat hooks to wall. Under stairs storage cupboard. Electrics to wall. Glazed door to hallway.

Hallway

Carpet. Radiator. Stairs to first floor. Telephone point.

Lounge

4.77m x 3.57m 15'08" x 11'08"

Window to front. Carpet. Radiator. TV point.



Kitchen/Diner

4.77m x 2.71m 15'08" x 8'10"

Fitted base and eye level units with work top space and splash back tiling. Space for washing machine, cooker and fridge. Double aspect windows. Vinyl flooring. Radiator. Ample space for table and chairs.

Rear Vestibule

1.70m x 1.10m 5'07" x 3'07"

Glazed timber door to garden. Tiled flooring. Large storage cupboard offering excellent storage. (1.63m x 1.10m 5'07" x 3'07").

Landing

Window to front. Carpet. Cupboard housing the hot water tank. Hatch access to the loft. Radiator.

Bedroom 1

4.77m x 3.04m 15'08" x 10'00"

Window to front. Carpet. Radiator. Door to cupboard housing heating system. Door to built in wardrobe with hanging rail and shelf. Wall light.

Bedroom 2

4.09m x 2.74m 13'05" x 8'11"

Window to front. Carpet. Radiator. Two doors to built in wardrobes with hanging rail and shelf.

Shower Room

2.45m x 2.41m 8'00" x 7'11" max

Wash hand basin. WC. Corner disability shower enclosure with wet wall and electric shower. Extractor. Radiator. Shaver point. Partial wood lining to walls and deeply shelved sill.

Garden

There is garden ground to the front, side and rear of the property, fully enclosed with brick walls. Laid mainly to grass with well stocked border to front and drying area to the side. To the rear is paving with a coal store and wheelie bin storage. Steps lead up to a sheltered raised area of lawn

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

D

Postcode

KW14 7LH

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

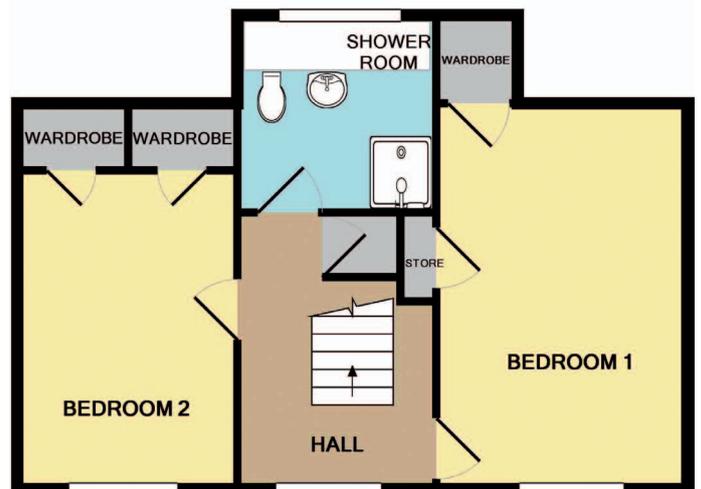
Offers over £60,000 should be submitted to our Thurso Office.

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.