



solicitors • estate agents

# Young Robertson & Co.



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## 3 THE MALTINGS, COUPER SQUARE, THURSO

In an excellent central location, within a private residential block, is this spacious one bedroom apartment that benefits from a security entry system, electric storage heating and uPVC double glazing. On the first floor the apartment has a spacious lounge diner with open archway to the fully fitted kitchen, spacious double bedroom and shower room. This apartment, which is one of three, is in a great location in Thurso and close to all amenities with ample on street parking opposite the property. Making an ideal property for the buy to let market or first time purchaser viewing is highly recommended.

**OFFERS OVER £36,000**

### Entrance

Partially glazed uPVC communal entrance door and entry system to hallway and stairs that lead up to the flat.

### Lounge/Diner **5.25m x 3.75m 17'03" x 12'04"**

Two deeply silled windows to front. TV and telephone point. Two storage heaters. Cupboard housing electrics. Vinyl flooring. Entry phone to wall. Arched opening to kitchen.



### Kitchen **3.86m x 1.75m 12'08" x 5'09"**

Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Built in 4 ring hob with oven below and extractor above. Space for fridge and tumble dryer. Services for washing machine.



### Bedroom **3.57m x 3.02m 11'08" x 9'11"**

Double aspect windows. Vinyl flooring.

### Shower Room **2.16m x 1.68m 7'01" x 5'06"**

Fully tiled corner shower enclosure with electric shower. WC. Wash hand basin set in vanity unit with storage below, splash back tiling, mirror and shaver light point above. Extractor. Vinyl flooring. Wall mounted fan heater.

### 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

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### Postcode

KW14 8AS

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

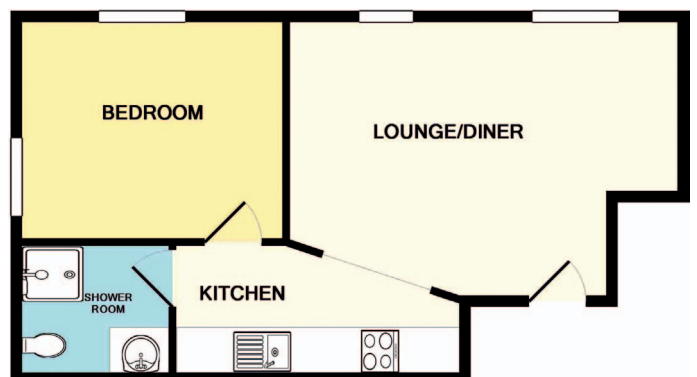
Offers over £36,000 should be submitted to our Thurso Office.

### 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.*