



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 

8 SUTHERLAND COURT, THURSO

Modern and immaculately presented three bedroom property with link attached garage. Located in a popular residential area with seaside and countryside views from the first floor, the property is decorated to a high standard throughout. Benefitting from uPVC windows and doors and town gas central heating with a recently fitted modern boiler and hot water pressure system. Offering excellent storage throughout accommodation comprises lounge with double aspect windows, modern fitted kitchen and bedroom to the ground floor. Upstairs is a contemporary four piece fitted bathroom and two spacious bedrooms, with the master having integral fitted wardrobes. Outside is a fully fenced low maintenance garden which may appeal to those with young families or pets. Viewing is highly recommended.

OFFERS IN THE REGION OF £88,000

Hallway **1.98m x 1.19m 6'05" x 3'10"**

Glazed uPVC front door. Carpet. Stairs to first floor. Large cloak cupboard housing the new boiler.

Lounge **4.34m x 4.25m 14'03" x 13'11"**

Wall mounted contemporary electric fire. Double aspect windows. Two radiators. Carpet. Telephone, TV, Satellite, FM and Dab radio connection.

Kitchen **4.07m x 2.91m 13'04" x 9'06" max**

Attractive fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Indesit fitted cooker with extractor above and dishwasher. Neff integrated fridge freezer. Stainless steel with mixer tap and drainer. Large under stairs storage cupboard with services for washing machine. Tiled flooring. Spotlights. Radiator. Window to rear. Glazed uPVC door to garden.



Bedroom 3 **3.68m x 3.34m 12'00" x 10'11" max**

Window to front. Carpet. Radiator.

Landing **3.04m x 1.90m 9'11" x 6'02" max**

Carpet. Window to side. Double doors to large storage cupboards housing the new hot water pressure system and shelving. Over stairs storage cupboard offering hatch access to the loft. Radiator.

Master Bedroom **4.04m x 3.37m 13'03" x 11'00"**

Triple sliding mirrored doors to large built in wardrobe with hanging rail and shelf. Carpet. Radiator. Window to rear offering country and sea views.

Bedroom 2 **4.83m x 2.39m 15'10" x 7'10"**

Window to rear. Carpet. Radiator.

Bathroom **2.81m x 1.68m 9'02" x 5'06"**

Four piece contemporary bathroom suite consisting of corner Jacuzzi bath and large shower enclosure with fixed rain shower head, concealed shower valve panel and flexible shower head. White gloss vanity unit with fitted wash hand basin with corner tap, and mirrored bathroom cabinet above. WC. Towel radiator. Fully tiled walls and floor. Extractor. Spotlights. Window to side. Fitted shelving to wall.

Garage **5.73m x 2.89m 18'09" x 9'05"**

Up and over door. Window and pedestrian access to side.

Garden

To the rear of the property is a fully enclosed low maintenance garden which is fully paved and incorporates a drying area.

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 8QT

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

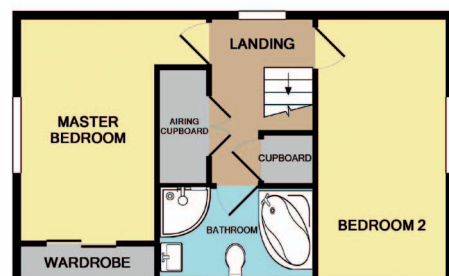
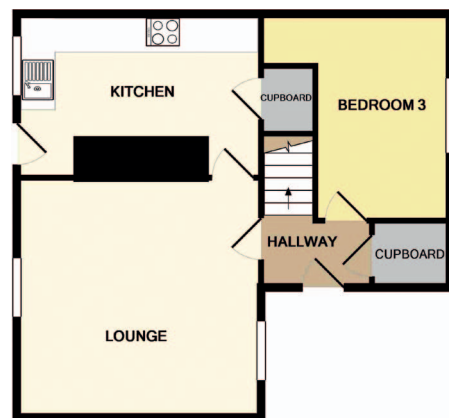
Offers in the Region of £88,000 should be submitted to our Thurso Office.

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.