



solicitors • estate agents

# Young Robertson & Co.



## 8 PROVOST SINCLAIR ROAD, THURSO

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This two bedroom end terraced bungalow with detached garage is situated in a convenient location within Thurso. Offering excellent storage throughout the property benefits from electric heating and uPVC windows and doors. In need of some modernisation accommodation comprises lounge with double aspect windows, spacious kitchen diner, modern fitted wet room and two bedrooms. Outside is a good sized low maintenance garden that incorporates the garage and off-road parking. With convenience stores nearby, and within walking distance to the town centre viewing is highly recommended to appreciate all the property offers.

## Vestibule

**3'00" x 2'10"**

UPVC partially glazed front door. Carpet. Two large cupboards with shelving offering excellent storage, one of which houses the electrics. Wood lined ceiling with spotlights. Glazed door to hallway.

## Hallway

L-shaped carpeted hallway. Double doors to large cloak cupboard. Storage cupboard with coat hooks and offering hatch access to the loft. Linen cupboard and additional storage cupboard. Storage heater.

## Lounge

**5.96m x 3.19 19'06" x 10'05"**

Double aspect windows. Two storage heaters. Carpet. TV and telephone point. Tiled fireplace with electric fire insert.

## Kitchen Diner

**3.99m x 3.39m 13'01" x 11'01"**

Fully fitted kitchen with eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap. Space for cooker with extractor above. Services for washing machine. Wood effect vinyl flooring. Spotlights. Ample space for table and chairs. Partially glazed door to rear vestibule with partially glazed uPVC door to garden.

## Bedroom 1

**3.39m x 3.08m 11'01" x 10'01"**

Window to rear. Carpet. Panel heater.

## Bedroom 2

**3.39m x 2.78m 11'01" x 9'01"**

Window to front. Carpet. Panel heater.

## Wet Room

**2.00m x 1.99m 6'07" x 6'06"**

Wet wall to walls and ceiling. Electric mira shower. Vanity unit with wash hand basin and mixer tap. WC with push top flush. Wall hung dimplex fan heater. Spotlights. Extractor. Window to rear.

## Garage

**6.19m x 3.17m 20'04" x 10'05"**

Up and over door. Pedestrian door to side. Window. Power and light.

## Garden

The low maintenance gardens have a combination of patio area, stone chips and paving that incorporates a drying area. Gated access to the rear leads to an off road parking area and garage and the gardens are fully enclosed and bounded with a mixture of fencing, block built walls and wooden style fencing. Outside tap.

## General Information

The floor coverings, curtains and blinds as fitted are included

in the sale. Home Report available from property@youngrob.co.uk. If required the property can be sold fully furnished.

## 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

## Postcode

KW14 7AS

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £68,000 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.*