



solicitors • estate agents

# Young Robertson & Co.



## 17A SWANSON STREET, THURSO

This one bedroom top floor flat, will appeal to a wide variety of potential purchasers including first time buyers, or as a property with great letting potential. Centrally located with all the towns amenities close to the doorstep the property boasts ample velux windows which allow plenty of natural light making it bright and spacious with well pro-portioned rooms. The property benefits from electric heating and timber double glazing. Accommodation comprises hallway, living room with modern wall mounted electric fire, modern fitted kitchen diner, bedroom and bathroom. Outside there is ample parking available. Quietly tucked away with access being to the rear of Swanson Street viewing is recommended.

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**FIXED PRICE £49,000**

## Hallway

Partially glazed timber front door. Laminate flooring. Cloak cupboard with shelf, hanging rail and housing the electrics.



## Kitchen Diner 4.78m x 3.42m 15'08" x 11'02"

Modern fitted base level units with soft close hinges, work top space and splash back tiling. Fitted oven with four ring hob above. Services for washing machine, dishwasher and space for tumble dryer. Two velux windows. Storage heater. Tile effect vinyl flooring. TV point. Spotlight. Ample space for fridge freezer and table and chairs.



## Living Room 4.80m x 2.97m 15'09" x 9'08"

Two velux windows. Deeply silled window to side. Carpet. TV point. Modern wall mounted electric fire. TV and telephone point. Spotlight.

## Bedroom 3.19m x 2.83m 10'05" x 9'03"

Velux window. Carpet. Panel heater.

## Bathroom 3.17m x 1.87m 10'05" x 6'01"

Bath with shower screen and electric Triton shower. WC. Wash hand basin with fitted glass shelf above and shaver point. Partial tiling and wet wall to walls. Wood effect vinyl flooring. Shelved airing cupboard housing the hot water tank. Spotlight. Velux window. Wall mounted dimplex fan heater. Hatch access to the loft.

## General Information

The floor coverings as fitted are included in the sale. An external locked storage cupboard belonging to the property can also be found outside the front door. 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

## Postcode

KW14 8AP

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

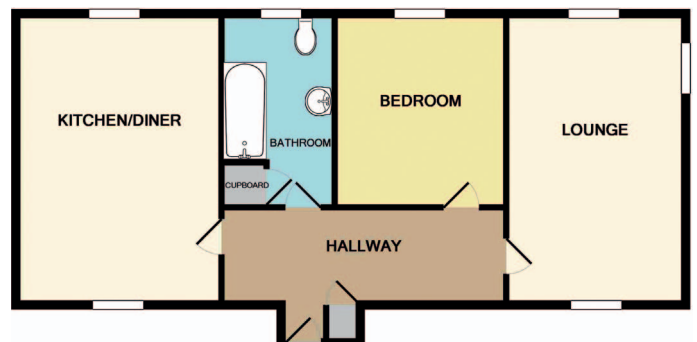
Fixed Price £49,000 should be submitted to our Thurso Office.

## 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.*