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Young Robertson & Co.



30 OLRIG STREET, THURSO

Fantastic opportunity to acquire this imposing five bedroom semi-detached town house that is located in the town centre and has both a garden and detached garage to the rear. In need of renovation throughout, however retaining many original period features including ornate corncicing, high skirtings, wooden shutters and panelling to some of the windows and feature fireplaces. Spread over two levels accommodation comprises lounge, dining room, kitchen diner, utility, bedroom and en suite shower room to the ground floor. The impressive sweeping staircase leads to the split level landing and offers access to the bathroom and four bedrooms, two of which have en suite shower rooms. The property appreciates lovely views to the front of the property and from the kitchen diner to the rear there are sliding patio doors to the garden. Offering an excellent development opportunity viewing is highly recommended.

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OFFERS OVER £125,000

Entrance Vestibule **1.68m x 0.61m 5'06" x 2'06"**

Double entrance doors. Partially glazed doors and sidel panel to hallway. Tiled flooring.

Hallway

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

Lounge **5.66m x 4.15m 18'07" x 13'07" max**

Bay window to front, and window to side, both with wood lining and original wood shutters. Impressive decorative wooden mantel piece with gas fire insert, tiled surround and Caithness stone hearth. Carpet. Wall lights. Recessed display unit. Radiator. TV and telephone point.

Dining Room **4.38m x 3.49m 14'04" x 11'05"**

Bay window to front. . Decorative fireplace which is currently blocked at present and has a tiled hearth and wooden surround. Radiator. TV point. Window to front.

Kitchen/Diner **4.64m x 3.30m + 4.49m x 2.69m 15'03" x 10'10" + 14'09" x 8'10"**

15 panel glazed door from the rear hall/utility room. Two storage cupboard with louvre doors. Fitted kitchen various eye and base level units with work top space that is tiled and has splash back tiling, and breakfast bar area. 1½ bowl stainless steel sink with mixer tap. Stainless steel sink wash hand basin. Four and two ring fitted gas hob with large extractor above. Fitted oven and grill at eye level. Services for dishwasher. Space for fridge freezer. Vinyl flooring to kitchen area, carpet to dining area. Hatch access to the roof void. Fitted storage units with sliding mirrored doors. Spotlights. Sliding patio doors to the garden. Radiator. Large skylight.

Utility Room

Fitted eye level units. Services for washing machine. Ample space for tumble dryer. Tiled flooring. Large airing cupboard with shelving, hanging rail, coat hooks and housing the hot water tank. Glazed uPVC door to rear garden.

Bedroom **3.80m x 2.92m 12'05" x 9'07"**

Built in wardrobes with shelving, hanging rail and sliding mirrored doors. Window to rear. Radiator.

En suite **2.07m x 1.03m 6'09" x 3'04"**

Wash hand basin with splash back tiling and mirror above. WC. Corner shower enclosure. Tiling to walls and floor. Mirror to wall. Shaver point light. Window to side. Wall mounted dimplex fan heater. Extractor. Spotlights.

Landing

Split level landing offering access to the bathroom and then continuing up to the bedrooms. Double aspect windows and door to bathroom all with decorative stained glass. Carpet. Radiator. Skylight with decorative stoned glass.

Bathroom **3.04m x 2.26m 10'00" x 7'05"**

Steps up to bathroom with vinyl flooring and double aspect windows. Wash hand basin with splash back tiling, mirror and shaver point above. WC. Shower enclosure with wet wall and electric triton shower. Bath. Radiator.

Master Bedroom **5.66m x 4.15m 18'07" x 13'07"**

Bay window to front and window to side. Fitted wardrobe with hanging rail and shelving. Wall light. Radiator. Carpet. Telephone point. Door too en suite.

En Suite **1.96m x 1.90m 6'05" x 6'03"**

Tiled recessed shower enclosure with electric shower and folding doors. Wash hand basin with splash back tiling and mirror above. WC. Extractor. Shaver point. Overhead storage cupboard. Radiator. Window to side. Carpet.

Bedroom 2 **4.13m x 3.49m 13'06" x 11'05"**

Window to front. Carpet. Radiator. Recessed shelving unit. TV point.

En Suite **1.84m x 1.56m 6'0" x 5'01"**

Tiled recessed shower enclosure with electric shower and folding doors. Wash hand basin with splash back tiling. WC. Extractor. Vinyl flooring. Coat hooks.

Bedroom 3 **3.52m x 3.33m 11'06" x 10'11"**

Window to rear, fully lined finishing. Carpet. Radiator. TV point.

Bedroom 4 **2.89m x 2.81m 9'05" x 9'02"**

Window to rear, fully lined finishing. Carpet. Radiator. TV point. Recessed storage cupboard.

Garage **5.39m x 3.81m 17'08" x 12'06"**

Up and over door. Window to rear and side. Pedestrian door to side. Power. Built in workshop area.

Garden

To the rear is a small enclosed area that is laid with stone chips and crazy paving and bounded with dry stone wall. The drive next to the garage offers additional off-road parking.

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 E. 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 7JA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £125,000 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.