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54 QUEENS TERRACE, THURSO

Situated in an excellent location with a local convenience store and Primary school nearby, and within comfortable walking distance to the town centre is this two bedroom property which is spread over two levels. In need of some modernisation accommodation comprises lounge, kitchen and WC to the ground floor, with two double bedrooms and shower room to the first floor. There are attractive gardens with a greenhouse to the rear and well-established borders of flowers and shrubs. The property benefits from hard wood double glazing and town gas central heating with lovely views from the first floor over Thurso. A popular residential area this property would be ideal for the first time purchaser or perhaps the buy to let market.

OFFERS OVER £55,000

Hallway

Partially glazed uPVC front door. Cloak cupboard with hanging rail, shelf and housing the electrics. Carpet. Radiator. Telephone point. Stairs to first floor. Partially glazed uPVC door to the garden.

Lounge **4.15m x 4.01m 13'07" x 13'02"**

Two windows to front. Fitted gas fire with wooden mantel and surround. TV and telephone point. Carpet. Radiator.

Kitchen **4.15m x 1.98m 13'07" x 6'06"**

Galley style kitchen with various eye and base level units. Stainless steel 1½ bowl sink with mixer tap, drainer and splash back tiling. Space for cooker with fitted extractor above. Pantry cupboard. Partial wood lining to walls. Services for washing machine. Window to rear. Vinyl flooring. Radiator.

WC **1.52m x 0.97m 5'00" x 3'08"**

WC. Wash hand basin set in vanity unit with mirrored bathroom cabinet above. Shelving brackets to wall. Vinyl flooring. Extractor.

Landing

Carpet. Radiator. Two large shelved storage cupboards. Window to front. Hatch access to the loft.

Bedroom 1 **4.18m x 2.71m 13'08" x 8'10"**

Window to front with lovely views to Thurso skyline and partial views to the mouth of Thurso river and harbour area. Carpet. Radiator. TV point. Built in wardrobe with hanging rail and shelving. Wall mounted shelving brackets.

Bedroom 2 **4.18m x 3.34m 13'07" x 10'11"**

Built in wardrobe with hanging rail and shelving. Window to rear with views to the garden. Exposed original wood flooring. TV point. Radiator. Wall light.

Shower Room **2.08m x 1.69m 6'09" x 5'06"**

Corner shower enclosure with electric Mira shower. Wash hand basin. WDC. Radiator. Vinyl flooring. Partial tiling to walls. Window to rear. Extractor. Wall mounted electric heater.

Garden

There is a fully enclosed garden to the rear with greenhouse and a gate to rear public pathway allowing convenient access for refuse. There is also a small area of lawn, paving and well stocked borders of mature flowers plants and shrubs. An attractive low maintenance garden can be found to the front of the property. Stone chipped with decorative paving, fencing, shrubs and raised wooden flower bed.

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 8NQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

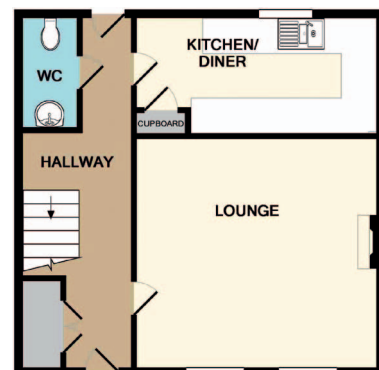
Offers Over £55,000 should be submitted to our Thurso Office.

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.