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# Young Robertson & Co.



## 12 HEATHFIELD ROAD, THURSO

Located in this popular residential area is this three bedroom semi-detached property with rear garden. Only a short walk to local amenities and the town centre the property benefits from gas central heating and uPVC double glazed windows and doors. Accommodation comprises hallway, lounge with glazed uPVC door and side panel that leads out to the patio, kitchen/breakfast room and side vestibule. Upstairs are three bedrooms and a modern fitted bathroom. A fully enclosed rear garden offers a generous patio area and expanse of lawn with a detached blocked built store. Making an excellent family home, and only a short walk to local schools and college, viewing is highly recommended.

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**OFFERS OVER £88,000**

### **Entrance Vestibule** 1.47m x 1.05m 4'10" x 3'05"

Glazed uPVC front door with side panel. Carpet. 15 glazed panel door to hallway.

### **Hallway** 3.33m x 2.14m 10'11" x 7'00"

Carpeted hallway and stairs to first floor. Window to side. Coat hooks to wall. Under stairs storage cupboard housing the electrics and offering excellent storage. Radiator.

### **Kitchen/Breakfast Room** 3.78m x 3.34m 12'05" x 10'11"

15 glazed panel door from hallway. Fully fitted kitchen with eye and base level units, work top space, splash back tiling and breakfast bar area. 1½ stainless steel sink with mixer tap and drainer. Fitted double oven at eye level. Four ring gas hob with extractor above. Integrated fridge freezer. Services for washing machine. Radiator. Carpet. Window to rear. Large storage cupboard housing the boiler and coat hooks to wall. 15 panel glazed door to side vestibule.

### **Side Vestibule** 2.52m x 1.44m 8'03" x 4'08"

Window to side and rear. Wood effect vinyl flooring. Wood lining to walls. Radiator. Partially glazed uPVC door to the garden.

### **Lounge/Diner** 6.40m x 3.31m 21'00" x 10'06"

Wall mounted gas fire. Window to front. Glazed door with full length glazed side panel. Carpet. Two radiators. TV and telephone point.



### **Landing**

Window to side. Carpet. Hatch access to the loft.

### **Bedroom 1** 4.07m x 2.54m 13'04" x 8'04"

Carpet. Window to rear. Radiator. Triple mirrored sliding doors to built in wardrobe that also houses the hot water tank. TV point.

### **Bedroom 2** 3.37m x 3.22m 11'01" x 10'07" max

Window to front. Carpet. Radiator.

### **Bedroom 3** 3.67m x 2.39m 12'00" x 7'10" max

Window to front. Carpet. Radiator. Fitted shelving to wall.

### **Bathroom** 2.09m x 1.92m 6'10" x 6'03"

Modern fitted bathroom with three piece suite consisting of bath with fitted corner mixer tap, electric shower and glass shower screen. Fitted bathroom furniture with back to wall WC and wash hand basin with mixer tap. Mirrored bathroom cabinet with fitted light above. Window to side. Radiator. Fully tiled walls and flooring.

### **Garden**

The rear and side garden is fully enclosed with an attractive patio area off the lounge/diner, and raised patio and lawn. A detached block built store offers excellent storage. There is an open plan garden to the front laid to grass with steps and pathway to the front and the side of the property.

### **General Information**

The floor coverings, curtains and blinds as fitted are included in the sale. 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**

D

### **Postcode**

KW14 7DT

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

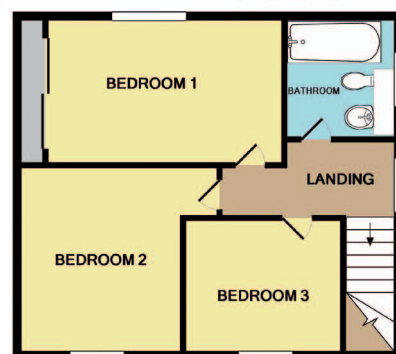
Offers over £88,000 should be submitted to our Thurso Office.

### **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.*