

solicitors • estate agents

# Young Robertson & Co.



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## 20 CASTLE TERRACE, THURSO

Conveniently situated within easy reach of Thurso town centre, primary schooling and local convenience store is this 3 bedroom property with attic conversion which benefits from wood grain uPVC double glazing and town gas central heating. Accommodation comprises hallway, living room, kitchen diner, and rear vestibule to the ground floor. Upstairs is a shower room and three bedrooms, one of which offers access to a staircase that's leads to the attic room. The low maintenance gardens are attractively designed with stone chips, paving and borders with mature shrubs and plants to both the front and rear. Viewing is highly recommended to fully appreciate this property.

### Hallway **3.99m x 1.85m 13'01" x 6'00" max**

Partially glazed uPVC front door with floor to ceiling side panel. Carpet. Radiator. Stairs to first floor. Small cupboard housing the electrics. Wood lined ceiling. Telephone point.

### Living Room **4.34m x 3.62m 14'03" x 11'10"**

Modern gas fire insert set in marble surround and hearth with wooden mantel. Fitted glass shelf. Dimmer switch. TV and telephone point. Carpet. Radiator. Window to front.

### Kitchen **4.71m x 2.86m 15'05" x 9'04"**

Fully fitted kitchen with base and eye level units with work top space and splash back tiling. Built in cooker with four ring hob and extractor above. Integrated fridge. 1½ bowl stainless steel sink. Services for washing machine and tumble dryer. Radiator. Wood lined ceiling. TV point. Window to rear with views to the garden. Tile effect laminate flooring.

### Rear Vestibule **2.15m x 1.51 7'00" x 4'11"**

Fitted eye level units and work top space with splash back tiling. Wood lined ceiling with spotlights. Tile effect laminate flooring. Boiler. Opening to shelved storage cupboard. Partially glazed uPVC door to rear garden.

### Landing

Wood lined ceiling with spotlight. Carpet.

### Bedroom 1 **4.26m x 2.57m 13'11" x 8'05"**

Window to rear overlooking the garden. Carpet. Radiator. Dimmer switch. Spotlights. TV point.

### Bedroom 2 **3.95m x 3.03m 12'11" x 9'11"**

Window to front. Carpet. Radiator. Wall light with dimmer switch. Fitted shelf. TV point.

### Bedroom 3 **2.93m x 2.17m 9'07" x 7'01"**

Window to front. Carpet. Radiator. TV point. Door to stairs that lead to attic bedroom.

### Shower Room **1.92m x 1.77m 6'03" x 5'09"**

Quadrant shower enclosure with electric triton shower. Wash hand basin with mixer tap, and back to wall WC set in modern fitted bathroom furniture. Partial wet wall. Vinyl flooring. Window to rear. Towel radiator. Illuminated mirror to wall. Fitted shelving unit.

### Attic Bedroom **4.90m x 3.42m 16'01" x 11'02 max**

Dormer window to rear. Radiator. Carpet. TV point. Spotlights with dimmer switch. Two fitted shelved cupboards with louvre doors. Access to eaves.

### Garden

There are front and rear low maintenance gardens laid with a combination of paving and stone chips, borders with shrubs and occasional raised borders.

### 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

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### Postcode

KW14 8HS

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

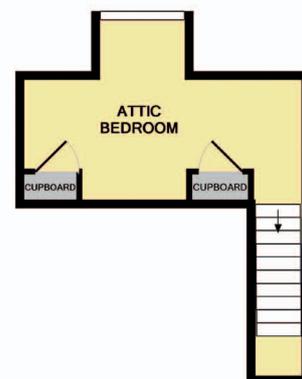
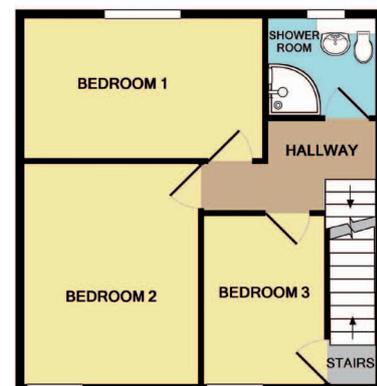
Offers over £85,000 should be submitted to our Thurso Office.

### 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.*