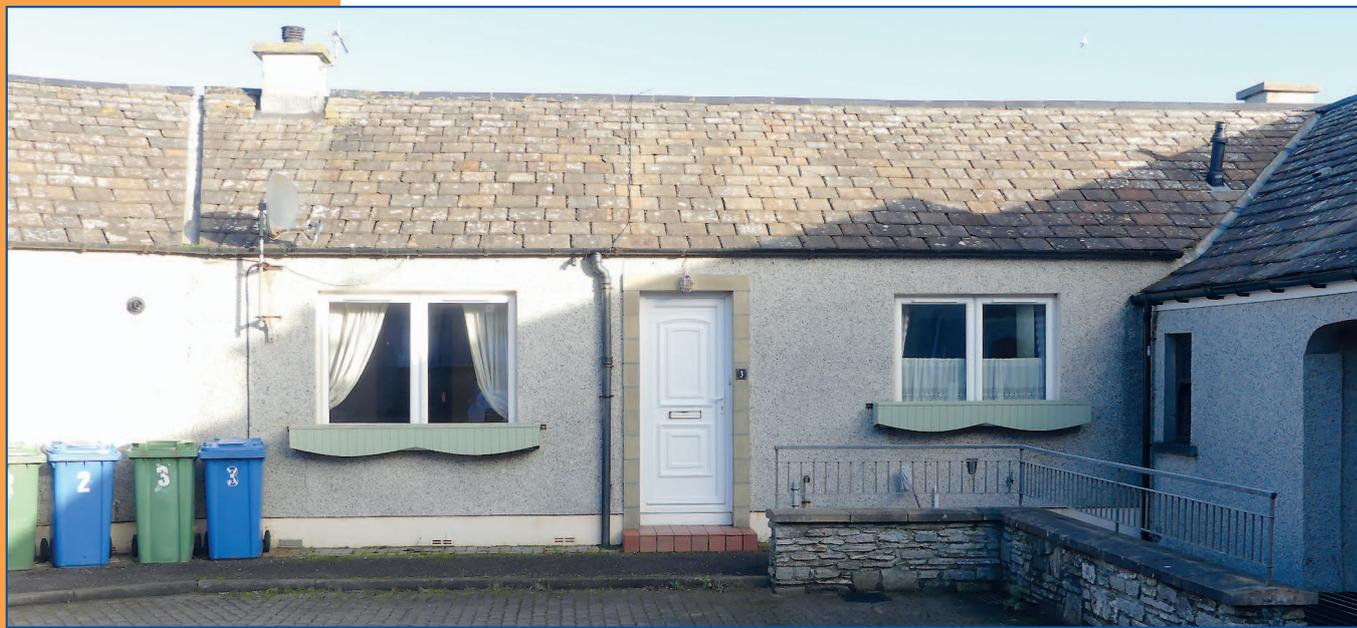


solicitors • estate agents

# Young Robertson & Co.



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## 3 MORTON COURT, THURSO

Superb opportunity to purchase this two bedroom mid terraced split level property that is conveniently located to the centre of town and enjoys its own allocated parking space. Within walking distance to all amenities the property enjoys partial views to the River Thurso, Thurso East and Dunnet Head and benefits from town gas central heating and uPVC double glazed windows. With well pro-portioned rooms and offering excellent storage accommodation comprises entrance vestibule, inner hallway, large storage cupboard, living room and spacious kitchen diner. At lower level is the inner hallway, rear vestibule, two double bedrooms and the bathroom. Outside to the rear of the property is a small low maintenance garden with drying area which also offers access to the harbour area.

**OFFERS OVER £88,000**

### **Vestibule** **1.89m x 1.23m 6'02" x 4'00"**

UPVC front door. Cupboard housing the gas meter and electrics. Carpet. Glazed door to hallway.

### **Hallway**

Wood effect vinyl flooring. Radiator. Stairs to lower level. Hatch access to the loft. Door to large storage cupboard that extends to 5.54m x 0.89m (18'02" x 2'11") and housing the hot water tank, fitted shelving units and coat hooks with dual access from the lounge.

### **Living Room** **5.09m x 3.57m 16'08" x 11'08"**

Window to front. Tiled fireplace with gas fire insert. Wall lights. Laminate flooring. Shelving brackets to wall. TV and telephone point. Radiator. Door to large storage cupboard.

### **Kitchen/Diner** **7.39m x 3.00m 24'03" x 9'10"**

Spacious room with fitted eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Space for cooker and fridge. Services for washing machine. Ample space for table and chairs. Two radiators. Wood effect vinyl flooring. Telephone point. Two radiators. Double aspect windows. Large shelved pantry cupboard. Shelving brackets to wall.

### **Lower hallway**

Wood effect vinyl flooring. Radiator. Door to rear vestibule.

### **Rear Vestibule** **0.96m x 0.89m 3'01" x 2'11"**

Tiled flooring. Partially glazed timber door to the rear garden.

### **Bedroom 1** **3.48m x 3.01m 11'05" x 9'10"**

Window to rear. Radiator. Laminate flooring. Telephone point.

### **Bedroom 2** **3.48m x 3.01m 11'05" x 9'10"**

Wood effect vinyl flooring. Telephone point. Radiator. Window to rear.

### **Bathroom** **2.48m x 1.47m 8'01" x 4'07"**

WC with push top flush. Bath with shower tap attachment and splash back. Wash hand basin with splash back tiling, mirror and mirrored bathroom cabinet above. Radiator. Wood effect vinyl flooring. Window to rear. Additional bathroom cabinet to wall.

### **Garden**

A small area of garden ground is provided to the rear which is landscaped with paving and gravel with a drying green area provided. Rendered walls are provided to the rear with gate offering access to the harbour area. To the front of the property is a reserved parking area.

### **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 B. 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 8DA

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

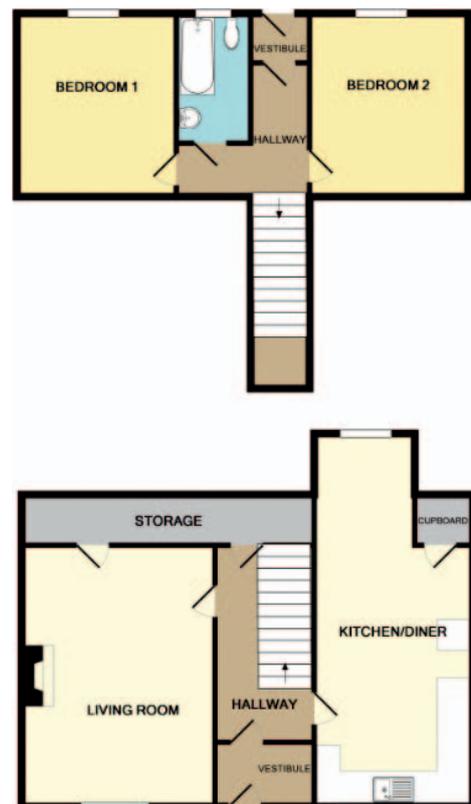
Offers over £88,000 should be submitted to our Thurso Office.

### **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.*