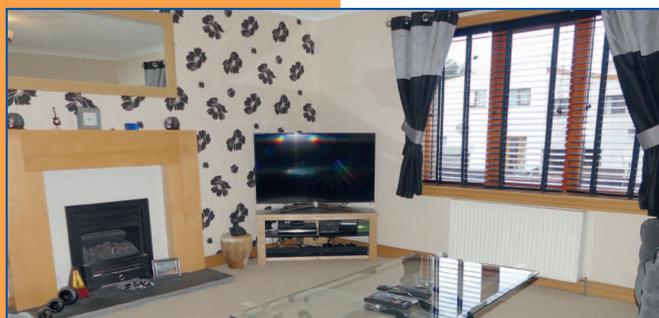


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5 MOWAT COURT, THURSO

Situated in a popular residential area which is close to local schooling and within walking distance of local amenities and the town centre is this three bedroom mid-terraced property which is spread over two levels. Offering lovely coastal views from the first floor master bedroom the property benefits from timber double glazing and town gas central heating with the spacious lounge enjoying a cosy gas real flame effect fire. The property boasts a modern Ashley Ann fitted kitchen with Neff integrated appliances, master bedroom with en-suite shower room, and a contemporary fitted family bathroom. Offering excellent storage accommodation comprises lounge, kitchen diner, and hallway, bedroom and rear porch to the ground floor. Upstairs from the hallway are two large double bedrooms, one of which has an en suite shower room and attractive fitted bedroom furniture, and the family bathroom. A low maintenance private garden can be found to the front of the property which is fully enclosed and includes raised decking, a block built store and timber summer house. With ample on street parking viewing is highly recommended.

OFFERS OVER £85,000

Kitchen/Diner **5.35m x 2.87m 17'06" x 9'05" max**

Fully fitted Ashley Ann kitchen with large breakfast bar area and integrated Neff appliances including a fitted stainless steel oven, microwave, and five ring gas hob with extractor above. Fitted bosch washer dryer. 1½ bowl stainless steel sink with mixer tap and drainer. Water connection for American fridge freezer. Telephone point. Radiator. Window to front. Wall lights. Tile effect laminate flooring. Partially glazed door to front. Coat hooks to wall.

Lounge **4.30m x 4.22m 14'01" x 13'10"**

Gas real flame effect first with Caithness stone hearth, marble surround and wooden mantle. Carpet. Window to front and to rear porch. TV and telephone point. Wall lights. Radiator. Dimmer switch.

Hallway

Glazed uPVC door with side panel to porch. Large storage cupboard with fitted shelving and coat hooks, also housing the electrics. Carpet. Stairs to first floor.

Porch **3.06m, x 2.57m 10'00" x 8'05"**

Partially glazed rear door with windows to each side. Tile effect laminate flooring. Radiator. Window to lounge.

Bedroom 3 **3.62m x 2.33m 11'10" x 7'07"**

Window to rear. Laminate flooring. Fitted floating shelving. Radiator.

Landing

Large airing cupboard housing the hot water tank. Carpet. Window to side. Hatch access to the loft.

Master Bedroom **3.45m x 3.43m 11'04" x 11'03"**

Attractive fitted bedroom furniture. Carpet. Radiator. Window to front offering lovely views to the sea and Orkney Isles. Dimmer switch. Opening to en suite shower room. TV and telephone point.

En Suite **2.43m x 0.98m 7'11" x 3'02"**

Fully tiled walls and flooring including shower enclosure with thermostatic shower bar and extractor light fitting. Wash hand basin with mirrored bathroom cabinet with light fittings. WC with push top flush. Towel radiator. Spotlights.

Bedroom 2 **4.76m x 2.38m 15'07" x 7'09"**

Shelved storage cupboard. Window to rear. Radiator. Carpet.

Bathroom **1.82m x 1.64m 5'11" x 5'04"**

Fully tiled walls. P-shaped bath with thermostatic shower bar and curved shower screen. Fitted bathroom furniture with wash hand basin and back to wall WC. Shaver point. Mirror to wall. Spotlights. Extractor. Towel radiator. Window to side. Wood effect vinyl flooring.

Garden

There is a low maintenance garden to the front of the property which is on a slight gradient and is stone chipped with a stepping pathway to the front door and a raised area of decking off the kitchen. A block built store and timber summer house is also included in the sale. Outside tap. Level access available at the rear 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.

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

E

Postcode

KW14 8RA

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

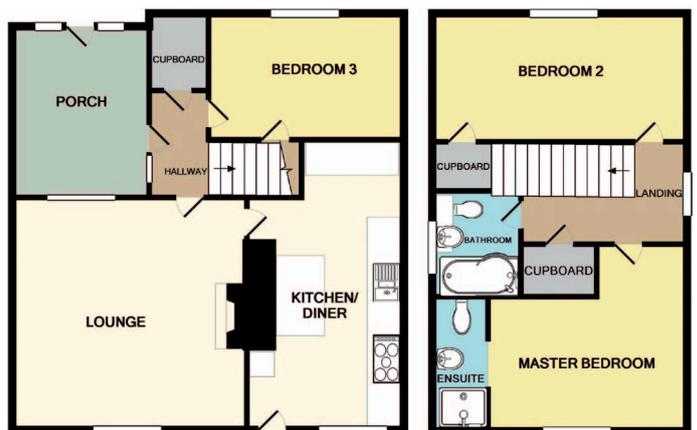
Offers over £85,000 should be submitted to our Thurso Office.

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.