



Young  
Robertson  
& Co.

solicitors • estate agents

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## 9 ROCKWELL TERRACE, THURSO

With superb views over open countryside, across Scrabster and Thurso Bay to the Old Man of Hoy on the horizon is this four bedroom semi-detached property which is close to local schooling and within walking distance of local amenities. The property enjoys a front porch which takes full advantage of the wonderful views, a spacious lounge with double aspect windows, kitchen diner and WC to the ground floor. Upstairs are four bedrooms and a large shower room. Set in an elevated position the property is in need of some modernisation and benefits from electric heating and uPVC double glazing. To the rear of the property is an attached green house and block built store. The fully enclosed terraced garden is well stocked with mature plants, shrubs and occasional trees. A quiet location with ample on street parking close by the property would make an excellent family home and early viewing is highly recommended.

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**OFFERS OVER £105,000**

## **Porch** **3.13m x 1.72m 10'03" x 5'8"**

Partially glazed timber entrance door. Parquet flooring. Timber door to vestibule. Wood lining to walls. Excellent views to the surrounding countryside and over to Scrabster, the Pentland Firth and Orkney Isles.

## **Vestibule** **0.98m x 0.88m 3'2" x 2'10"**

Four panel glazed door to hallway. Carpet.

## **Hallway**

Carpet. Storage heater. Stairs to first floor. Under stairs storage cupboard. Cloak cupboard with hanging rail, shelf, coat hooks and housing the electrics.

## **Lounge** **6.30m x 4.34m 20'9" x 14'3"**

Double aspect windows enjoying views to the garden, surrounding countryside and over to Scrabster, the Pentland Firth and Orkney Isles. TV and telephone point. Wall lights. Carpet. Two storage heaters. Partial wood panelling.

## **Kitchen Diner** **4.44m x 4.13m 14'6" x 13'6"**

Various fitted eye and base level units with work top space and partial tiling to walls. Stainless steel sink with double drainer. Services for washing machine. Space for fridge, tumble dryer and cooker. Ample space for table and chairs. Telephone point. Wood effect vinyl flooring. Large shelved pantry cupboard. Door to rear vestibule. Double aspect windows with views to the garden. Extractor.

## **Vestibule** **1.17m x 0.89m 3'10" x 2'11"**

Tiled flooring. Partially glazed door to rear garden. Coat hooks and overhead fitted shelf.

## **WC** **2.07m x 0.93m 6'9" x 3'0"**

Back to wall WC. Wash hand basin with splash back panelling and Zip hand wash heater. Window to side. Mirror to wall. Part carpet/concrete flooring.

## **Landing**

Window to stairwell. Shelved airing cupboard housing the hot water tank. Carpet. Hatch access to the loft.

## **Bedroom 1** **3.85m x 3.27m 12'7" x 10'9"**

Window to rear with views to the garden. Vanity unit with fitted wash hand basin and storage unit below. Wall mounted electric heater. Panel heater. Telephone point.

## **Bedroom 2** **3.85m x 2.91m 12'7" x 9'6"**

Window to front with excellent views to the surrounding countryside and over to Scrabster, the Pentland Firth and Orkney Isles. Fitted wardrobes with overhead storage. Carpet. Panel heater. Telephone points.

## **Bedroom 3** **3.26m x 2.75m 10'8" x 9'0"**

Window to rear with views to the garden. Vinyl flooring. Shelving brackets to walls.

## **Bedroom 4** **2.94m x 2.89m 9'7" x 9'5"**

Window to the side offering lovely countryside views. Panel heater. Carpet. Wall light.

## **Shower Room** **2.32m x 2.13m 7'07" x 7'00"**

WC. Wash hand basin. Shower tray and curtain with electric mira shower. Partial wet wall. Vinyl flooring. Towel radiator. Storage heater. Mirror to wall.

## **Garden**

The front garden is on a steep gradient and is open plan in design which is laid to grass. Paved steps lead up to the front door with a pathway that leads to a door which offers access to the rear of the property. An attached green house and block built store offering excellent storage can also be found to the rear. The rear garden is terraced which has borders with plants, shrubs and occasional trees. Outside tap. External lighting.

## **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**

E

## **Postcode**

KW14 7PJ

## **Entry**

By arrangement.

## **Viewing**

By arrangement with our Thurso Office.

## **Price**

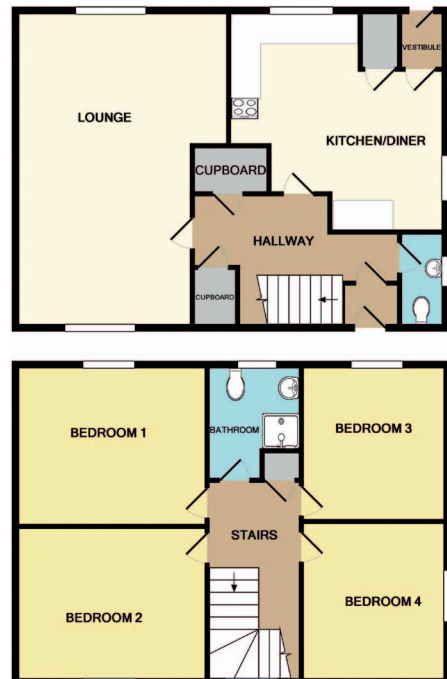
Offers Over £105,000 should be submitted to our Thurso Office.

## **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.*