



solicitors • estate agents

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## ARAGON, DUNCANSHILL, THURSO

This stylish storey and a half family home with sea views has been designed to a high level of specification and not only has every modern luxury, but clearly demonstrates unprecedented craftsmanship and exceptional attention to detail throughout. There is Karndean flooring, Oak doors and good quality sanitary ware, as well as four bathrooms, three bedrooms, a grand kitchen/diner, upstairs lounge and utility with integral garage. This impressive family home combines flexible and practical living space with plenty storage for the ever-growing family. In need of some redecoration upstairs due to smoke damage, this property has lots of potential and at present has no competition certificate on it although this would be done by point of sale. The living areas have been well thought out, and the location of the house has been situated to make the most of the views of the Pentland Firth. Just a mile into the most Northerly town of Thurso, schooling can be found at the Mount Pleasant Primary School, with further amenities such as supermarkets, the post office, a cinema, within a short driving distance away.

**OFFERS OVER £215,000**

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### Front Vestibule

3 x 3.34 m

The front vestibule is bright with Magnolia painted walls and Oak Karndean flooring. Doors give access to the utility and integral garage with partially glazed Oak doors opening up into the internal hallway.

### Utility

The well-presented utility has a base unit with stainless steel sink and drainer with laminate worktops. Space can be found here for both a washing machine and tumble dryer. There is a pendant light fitting and Karndean flooring, with a partially glazed UPVC door leading into the rear garden.

### Inner Hallway

3.59 x 3.5 m

The inner hallway has Magnolia painted walls with a pendent light fitting, a central heating radiator and Karndean flooring. A carpeted stairwell gives access to the first floor. Oak panelled doors give access to bedrooms one and two, with double doors opening up into the grand kitchen diner.

### Kitchen/Dining/Family

7.42 x 4.7 m

This room is the heart of the home. It is an exceptionally bright room which is painted in cream, with light Karndean floor tiles. There is a white high gloss fitted kitchen with Oak worktops and a breakfast bar with seating for six people. Space can be found here for a large table and chairs, as well as a corner group sofa. A central heating radiator has been fitted, there are light fittings and ample sockets. Two patio doors open up into the front garden.

### Bedroom One

4.02 x 3.56 m

The well-presented bedroom benefits from mirrored fitted wardrobes and also has a further storage cupboard. There is a modern light fitment and wool fitted carpet. A central heating radiator has been installed, and a door gives access into the En suite shower room.

### En Suite Bedroom One

1.12 x 2.59 m

With a window to the rear elevation, this En suite has a white WC, pedestal sink and shower enclosure. There is a chrome towel ladder radiator and also Karndean flooring.

### Bedroom Two

3.55 x 5.76 m

This double room is of good proportions and benefits from two windows with blinds overlooking the side garden. There are deep mirrored wardrobes and also a fitted cupboard. This room also has a fitted carpet and central heating radiator. A door gives access into the useful En suite shower room.

### En Suite Bedroom Two

1.2 x 2.58 m

The well-appointed shower room is bright and boasts a white WC, pedestal sink and shower enclosure. There is also a chrome towel ladder radiator and Karndean flooring.

### Shower Room

Quadrant shower enclosure. Wash hand basin. WC with push to flush. Window.

### Upstairs Lounge

4.92 x 4.5 m

This room offer beautiful views over the Pentland Firth and scenic Caithness countryside. A focal point within the room is the wood burning stove. There is a fitted carpet, central heating radiator and modern light fitment. Ample power points can also be found within this bright room.

### Bedroom Three

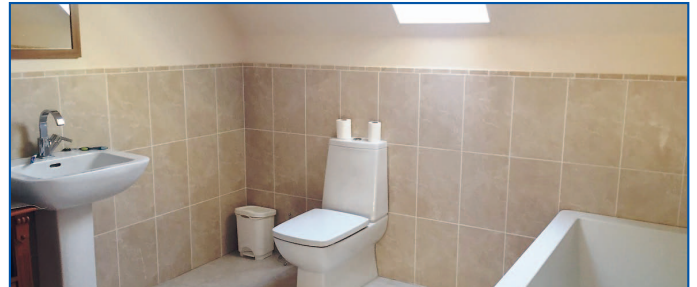
4.23 x 4.5 m

The Master Bedroom is rear facing with a large picture window to the rear elevation. There is fitted carpet, modern light fitment, sockets and a central heating radiator.

### Upstairs Family Bathroom

2.58 x 2.82 m

The bathroom has been tastefully thought out with stone wall tiles, Karndean flooring and a large contemporary bath. There is a white WC and wash hand basin. A chrome and glass drop down light fitting can also be found with this well-presented room.



### Garden

The garden grounds are laid to lawn to the front and rear with a shared driveway.

### 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 E. 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 8YN

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers Over £215,000 should be submitted to our Thurso Office.

### Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

### Location

Approximately 1.5 miles from Thurso. 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.

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.