



solicitors • estate agents

Young Robertson & Co.



10 MAYFIELD ROAD, THURSO

Situated in an elevated location and occupying a large corner site is this two bedroom semi-detached property. Only a short walk from the town centre, local primary school and convenience store accommodation comprises lounge and kitchen to the ground floor with two double bedrooms and shower room upstairs. With timber double glazed windows and doors, heating is by means of town gas central heating. Outside the well-presented garden has a timber shed, areas of lawn and stone chippings with borders of flowers and shrubs, and occasional young trees. A large gate to the side offers the potential of off-road parking and there is ample space for further development if required subject to necessary planning consents. Making an excellent buy for the first time purchaser or perhaps appealing to the buy to let market viewing is highly recommended.

29 TRAILL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

caithnessproperty.co.uk 

OFFERS OVER £65,000

Hall **2.37m x 1.97m 7'09" x 6'05"**

Partially glazed timber front door with side panel. Vinyl flooring. Telephone point. Radiator. Stairs with carpet runner to first floor.

Living Room **5.45m x 3.14m 17'10" x 10'03"**

Double aspect windows. Open fire with tiled surround. Carpet. Radiator. TV point.

Kitchen **3.49m x 2.36m 11'03" x 7'09"**

Base and eye level units. Stainless steel sink. Space for cooker and fridge. Services for washing machine. Shelved storage cupboard housing the boiler. Partially glazed timber door to garden. Window to rear. Vinyl flooring. Ample space for table and chairs. Radiator. Clothes pulley.

Landing **2.37m x 1.97m 7'09" x 6'05"**

Window to side. Hatch access to the loft.

Bedroom 1 **4.70m x 2.65m 15'05" x 8'08"**

Window to front offering attractive views over Thurso skyline. Original exposed timber flooring. Radiator. TV point. Dimmer switch. Large storage cupboard.

Bedroom 2 **3.72m x 2.73m 12'02" x 8'11"**

Window to rear. Original exposed timber flooring. Radiator. Cupboard and fitted storage units

Shower Room **1.85m x 1.58m 6'01" x 5'02"**

WC. Wash hand basin. Disability shower enclosure with wet wall, seat and electric shower. Radiator. Extractor. Window to rear. Vinyl flooring and wet wall.

Garden

Outside the well-presented garden has a timber shed, areas of lawn and stone chippings with borders of flowers and shrubs, and occasional young trees. Bounded with block built walls and timber fencing with a large gate to the side offers the potential of off-road parking. There is ample space for further development if required subject to necessary planning consents. Outside tap.

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

C

Postcode

KW14 8HT

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

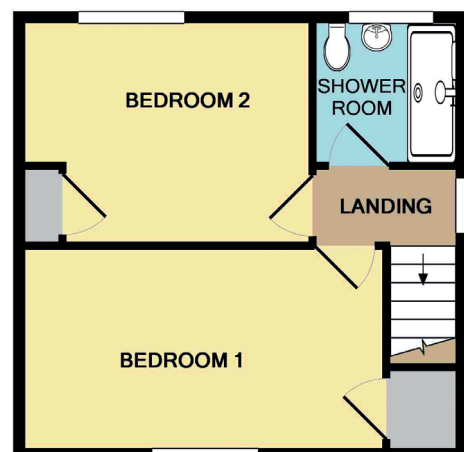
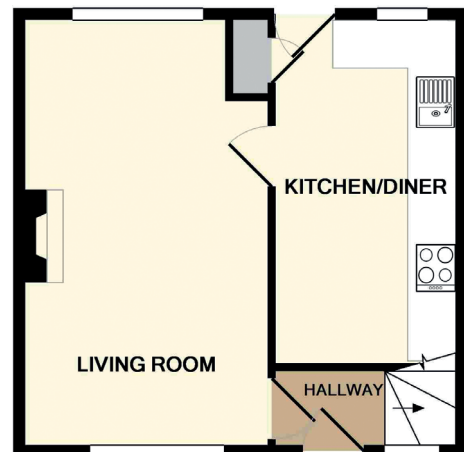
offers over £65,000 should be submitted to our Thurso Office.

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.