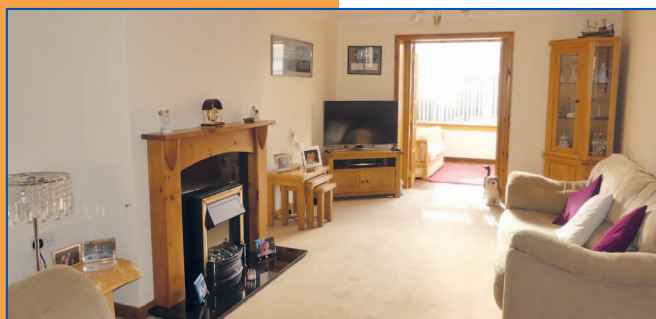




solicitors • estate agents

Young Robertson & Co.

ASKING PRICE OVER £5,000 BELOW HOME REPORT VALUE



4 TROSTAN TERRACE, THURSO

Immaculately presented three bedroom terraced property with front and rear extensions. Conveniently situated in a popular residential area, close to local schooling and shops, and within comfortable walking distance to the town centre. This light and airy property offers excellent storage throughout and has a welcoming entrance vestibule, with fitted cloak cupboard, that leads into the hallway. There is a good sized fitted kitchen with integral appliances and ample space for table and chairs. The generous living room, which is open plan to the dining room, has attractive French doors that lead into the conservatory. Upstairs are three bedrooms and family bathroom. Benefitting from town gas central heating and uPVC double glazed windows and doors the loft is also fully floored offering additional storage. The south facing garden has a patio area and area of lawn and incorporates a drying area, block built and timber shed. Making an excellent family home viewing is highly recommended.

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OFFERS OVER £89,995

Vestibule **2.59m x 1.92m 8'05" x 6'03"**

Glazed uPVC front door and side panel. Karndean flooring. Double sliding mirrored doors to large cloak cupboard that also houses the electrics. Radiator. 15 panel glazed door to hallway.

Hallway

Stairs to first floor with under stairs storage cupboard. Carpet. Radiator. Shelved storage cupboard. Window to front. Telephone point. Wall light.

Kitchen **3.76m x 3.29m 12'04" x 10'09"**

Attractive kitchen with various eye and base level units with work top space and splash back tiling. Four ring hob with extractor above. Fitted double oven at eye level. Stainless steel sink with mixer tap. Integrated fridge and newly installed washing machine. Integrated Bosch dishwasher. Ample space for table and chairs. Window to rear. Vinyl flooring. Radiator. Partially glazed uPVC door to rear garden.

Living Room **5.99m x 3.33m 19'07" x 10'11"**

Electric fire insert with marble surround and hearth and wooden mantel. Carpet. TV and telephone point. Two radiators. Opening to dining room.

Dining Room **2.84m x 2.57m 9'04" x 8'05"**

Window to front. Karndean flooring. Radiator.

Conservatory **3.20m x 2.79m 10'06" x 7'04"**

Tiled flooring. Two radiators. Wall light. Partially glazed door to garden. Windows to rear and side.

Landing

Hatch access with Ramsey ladder to the fully floored loft. Carpet. Radiator.

Bedroom 1 **4.54m x 2.60m 14'10" x 8'06"**

Window to rear with views over the garden. Carpet. Radiator. Folding door to fitted wardrobe.

Bedroom 2 **3.31m x 2.48m 10'10" x 8'01"**

Fitted wardrobes with hanging rail and shelving. Window to front. Carpet. Radiator.

Bedroom 3 **2.62m x 2.33m 8'07" x 7'07"**

Window to front. Carpet. Radiator. Built in storage units with shelving and hanging rail. Telephone point.

Bathroom **2.12m x 1.67m 6'11" x 5'05"**

WC. Wash hand basin with mirror above. Bath with electric shower above and curved shower rail. Towel radiator. Wet wall and partial wood lining to walls. Vinyl flooring. Window to rear.

Garden

There is an attractive south facing garden to the rear with a timber shed, block built shed, patio area and area of lawn. Outside lights and 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

D

Postcode

KW14 7NX

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £89,995 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.