



solicitors • estate agents

Young Robertson & Co.



**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 

VICTORIA HOUSE, MAIN STREET, CASTLETOWN

Situated close to the heart of the village is this spacious end of terrace double fronted Victorian property which is spread over three levels with a detached garage and rear garden. The property benefits from uPVC double glazing and oil central heating with the lounge and attic room having attractive open fireplaces. Only a short walk to local amenities the property enjoys well-proportioned rooms throughout and has lovely countryside and sea views from the top floor. Although recently updated with a modern fitted kitchen and shower room there is still some partial upgrading required. Accommodation comprises hallway, living room, kitchen/diner, utility room and shower room. To the first floor landing are two double bedrooms with large Jack n Jill en-suite stairs that lead to the large attic room/bedroom. Externally there is a shared drive to the side of the property which leads to the garden and large detached garage with workshop. Chain free and making an excellent family home viewing is highly recommended.

OFFERS OVER £95,000

Hallway

UPVC front door with transom. Carpet. Stairs to first floor. Under stairs storage cupboard.

Living Room 4.91m x 3.17m 16'01" x 10'05"

Attractive cast iron fireplace with tiled hearth. Window to front. Carpet. Radiator. Dimmer switch. Wall lights. TV point. Telephone point.

Kitchen/Diner 4.91m x 5.26m 17'03" x 16'01"

L-shaped kitchen diner with modern fitted eye and base level units with work top space and splash back tiling. Space for cooker. Ceramic sink with counter top mixer tap. Ample space for fridge freezer and table and chairs. Spotlights. Double aspect windows. Exposed concrete flooring. Radiator. Dado rail. Telephone point.

Utility Room 2.87m x 2.10m 9'05" x 6'10"

Window and partially glazed uPVC door to rear. Tiled flooring. Boiler. Hatch access to the loft. Fitted tall unit with small work top area. Services for washing machine, space for tumble dryer.

Shower Room 2.87m x 2.30m 9'05" x 7'06"

Spacious fitted shower room with tiled walls and flooring and partial wood panelling to walls. Large fitted shower enclosure with thermostatic shower bar and extractor light fitting above. WC. Glass vanity unit with moulded bathroom sink and shelf below. Large mirror to wall. Towel rail radiator. Window to rear.

Landing

Window to front. Carpet. Stairs to attic room.

Bedroom 1 4.93m x 3.06m 16'02" x 10'00"

Fitted wardrobe with overhead storage units. Window to front. Carpet. Radiator. TV point. Door to Jack n Jill bathroom.

Bedroom 2 3.38m x 3.03m 10'01" x 9'11"

Window to front. Carpet. Radiator. Door to Jack n Jill bathroom.

Bathroom 5.23m x 2.10m 14'06" x 5'10"

Free standing cast iron bath with shower tap attachment. WC. Wash hand basin with shaver point and bathroom mirror with light fittings above. Large fully tiled shower enclosure with electric triton shower. Towel radiator. Partially tiled walls. Tile effect vinyl flooring. Window to rear. Opening to airing cupboard housing the hot water tank. Doors to both bedrooms.

Attic Room 8.18m x 3.60m 26'10" x 11'09"

Three velux windows offering excellent countryside and partial sea views. Telephone point. Cast iron fireplace with tiled surround and Caithness stone hearth. Carpet. Spotlights.

Garden

There is an area of garden ground that is fully enclosed with stone built walls and fencing. Laid mainly to lawn with occasional shrubs and trees. Oil tank.

Garage 7.72m x 5.57m 25'04" x 18'03"

A large double garage with attached workshop can also be found to the left hand side at the end of the shared driveway to the side of the property. With up and over doors, three windows, power and water the garage also benefits from two large fitted radiators.

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 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

F

Postcode

KW14 8TP

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

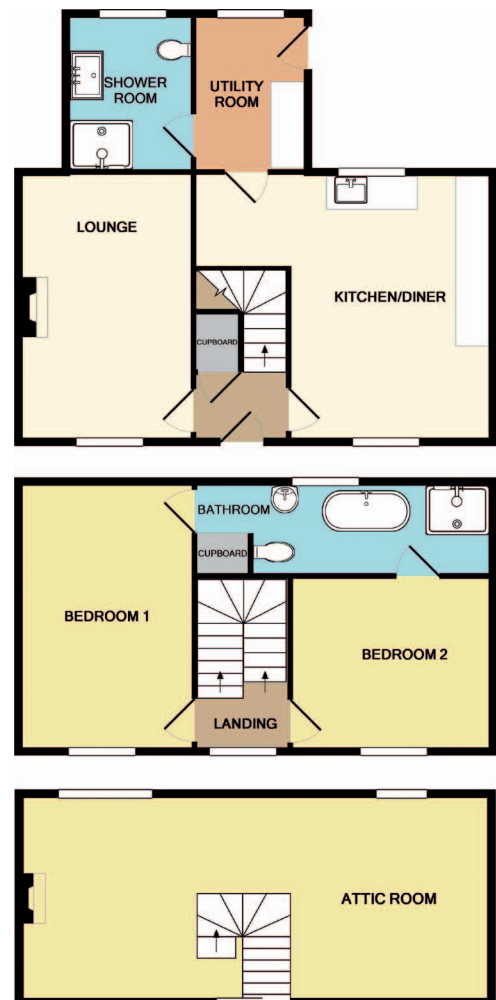
Offers Over £95,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Castletown, approximately 5 miles east of Thurso, provides local shopping facilities, petrol station, takeaways, primary school and doctor's surgery. From Castletown there is a school bus service to Thurso High School and a regular bus service to both Thurso and Wick. Bus and train services south are available from Thurso and Wick, with Wick Airport, approximately 20 miles by road. 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.