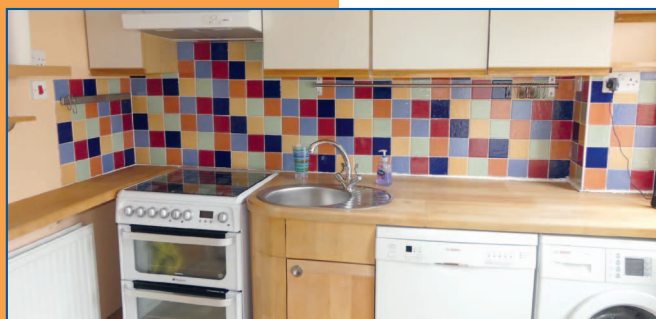




solicitors • estate agents

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2 CARNABY PLACE, THURSO

This two bedroom mid-terrace property with detached garage is conveniently located close to the town centre and all its amenities. The property offers excellent storage throughout and benefits from double glazed windows and town gas central heating. Accommodation comprises hallway, living room, kitchen and inner hallway to the ground floor. Upstairs are the bathroom and two double bedrooms with the front bedroom offering partial sea views. There is ample parking to the front of the property and an attractive sheltered garden to the rear. Making an excellent home for the first time purchaser, buy to let market or small family viewing is highly recommended.

OFFERS OVER £82,000

Hallway

Partially glazed timber front door. Carpet. Radiator. Stairs to first floor. Small cupboard housing the gas meter. Coat hooks to wall.

Living Room **6.08m x 3.17m 19'11" x 10'5"**

Double aspect windows. Open fire with tiled fireplace. Carpet. TV and telephone point. Two radiators.

Kitchen **2.78m x 2.70m 9'1" x 8'10"**

Fitted eye and base level units with solid wood worktops. Stainless steel round basin with mixer tap and drainer. Space for cooker and fridge. Services for dishwasher and washing machine. Shelved cupboard housing the electrics and Worcester boiler. Partially glazed timber back door with window to side. Vinyl flooring. Radiator.

Inner Hallway **1.68m x 1.25m 5'5" x 4'1"**

Sliding door to under stairs storage cupboard with shelf and hanging rail. Double doors to shelved storage cupboard. Carpet. Fitted shelving. 1 Coat hooks to wall.

Landing **1.94m x 1.20m 6'04" x 3'11"**

Mirror to wall. Carpet. Hatch access to the loft.

Bedroom 1 **4.40m x 2.71m 14'5" x 8'11"**

Two windows to front. Carpet. Radiator. Sliding doors to large fitted wardrobe with hanging rail and shelving. Shelved over stairs storage cupboard. TV point and two double sockets with USB points.

Bedroom 2 **3.41m x 3.28m 11'2" x 10'9"**

Window to rear. Carpet. Shelved airing cupboard housing the hot water tank. Fitted wardrobe with hanging rail and shelving. Double socket with USB points.

Bathroom **1.94m x 1.93m 6'4" x 6'4"**

Bath with electric Mira shower. WC. Wash hand basin. Walls fully tiled. Vinyl flooring. Radiator. Window to rear. Extractor.

Garage **5.79m x 2.96m 19" x 9'8"**

Garage with access from Couper Street to the rear of the property. Up and over door. Pedestrian access to side. Power and water.

Garden

Well-presented rear garden that is laid mainly to grass with a well-stocked border with flowers and shrubs. A paved pathway runs from the rear door to the garage and rear access gate which opens onto Couper Street. Small paved area to the front of the property with raised stone wall.

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 7AN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £82,000 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.