



solicitors • estate agents

# Young Robertson & Co.



## 38 SPRINGPARK TERRACE, THURSO

Modern three bedroom terraced property with rear extension, situated in an elevated location and decorated to a high standard throughout. Only a short walk from the town centre, local school and convenience store, the property benefits from UPVC double glazing with attractive interior wood effect finish and gas central heating with a cosy real flame effect fire to the lounge. The rear extension offers a large kitchen/diner and spacious 4 piece bathroom suite with air spa bath and walk in shower, all decorated in neutral tones throughout. Accommodation comprises entrance vestibule, lounge, kitchen, dining room and bathroom to the ground level, with three double bedrooms and WC on the first floor and a fully floored loft offering additional storage. The enclosed garden to the rear is laid to lawn and offers a patio area and large summer house. Making an excellent family home viewing is highly recommended.

29 TRAIL 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 £76,000**

### Entrance Porch

1.75m x 0.99m 5'9" x 3'3"

Partially glazed front door with side panel. Tiled flooring. Window to lounge. Cupboard housing electrics. Glass panel door to hallway.

### Lounge

5.96m x 5.66m 19'7" x 18'7"

Real flame effect gas fire set in marble surround and hearth with wooden mantle. TV and telephone point. Spotlights. Carpet. 2 radiators. Stairs to first floor.



### Rear Lobby

0.88m x 0.88m 2'11" x 2'11"

Cloak cupboard. Carpet.

### Dining Room

3.88m x 2.74m 12'9" x 9'

Airing cupboard housing shelving and hot water tank. Utility cupboard with plumbing for washing machine and tumble dryer. Carpet. Radiator. Opening to kitchen.

### Kitchen/Diner

3.30m x 2.10m 10'10" x 6'11"

Fully fitted galley style kitchen with various eye and base level units with worktop space and splash back tiling. Space for cooker and fridge freezer. Stainless steel sink with mixer tap and drainer. Window to rear. Glazed door to garden. Wood effect vinyl flooring.



### Bathroom

4.19m x 1.93m 13'9" x 6'4"

Spa bath with splash back tiling. WC. Wash hand basin with splash back tiling. Enclosed walk in shower with gravity fed shower, shower seat, fully tiled with glass door. Radiator. Extractor. Window to rear. Electric fan heater to wall. Wood effect vinyl flooring.

### Landing

Carpet. Hatch access to the loft which is floored. This area may be suitable for conversion to further dwelling space subject to suitable planning consent.

### Cloak Room

1.93m x 1.04m 6'4" x 3'5"

WC. Wash hand basin with storage unit below and shelving with splash back tiling and mirror above. Carpet. Window to rear.

### Bedroom 1

4.67m x 2.74m 15'4" x 9'

Storage cupboard with shelving. Two windows to rear with view to the garden. Carpet. Radiator.

### Bedroom 2

3.83m x 3.09m 12'7" x 10'2"

Built in wardrobes and dresser unit, all recessed to wall and offering excellent storage. Carpet. Radiator. Window to front offering views over the town and towards the Pentland Firth.

### Bedroom 3

3.78m x 2.74m 12'05" x 9"

Built in blanket box. Carpet. Radiator. Window to front offering views over the town and towards the Pentland Firth.

### Garden

The front of the property has been landscaped with decorative walls and paving with well-established flowers and shrubs. Steps lead up to the front door. There is access to the rear through a mutual shared pathway allowing convenient refuge and garden disposal. The rear garden is fully fenced with mature hedging creating privacy. Laid mainly to lawn with paved patio area to the rear. Outside tap. Large summer house with power that extends to 6.02m x 2.36m (19'9" x 7'9"). This could be utilised for an array of uses.

### General Information

The carpets, 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 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 Rating

D

### Postcode

KW14 8NN

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

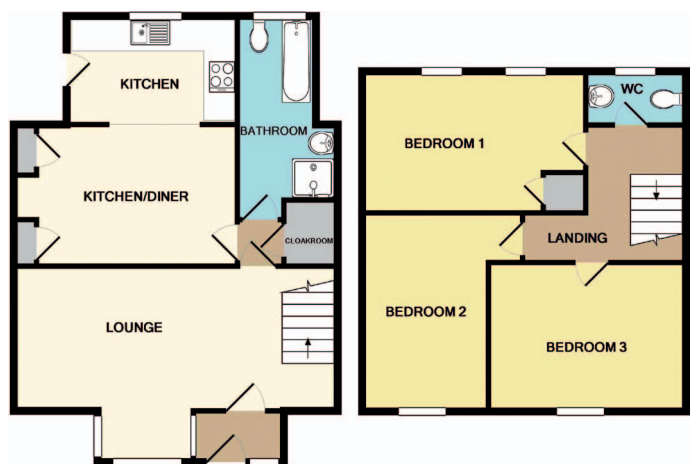
Offers over £76,000 should be submitted to our Thurso Office.

### 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.*