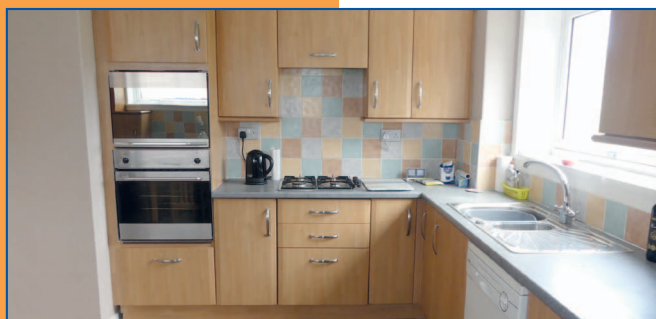




Young
Robertson
& Co.

solicitors • estate agents

Young Robertson & Co.



8 NAVER PLACE, THURSO

Situated in a popular residential area, and convenient to local amenities is this four bedroom semi-detached property with attached garage and expansive garden grounds. Spread over two levels, and making practical use of the attic space accommodation comprises entrance vestibule, hallway, spacious kitchen, living room, dining room with patio doors, WC, rear hallway and wet room to the ground floor. Upstairs are four double bedrooms and the family bathroom. Within easy reach of the town centre the property enjoys views to Naver playing fields and benefits from uPVC double glazing and gas central heating. Outside is a rear patio and the garden is laid mainly to grass with paved pathways and raised borders. A driveway lies to the front of the garage. Making an excellent family home viewing is highly recommended.

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OFFERS OVER £126,000

Vestibule

1.02m x 0.90m 3'04" x 2'11"

Partially glazed uPVC front door. Carpet. Glazed door to hallway.

Hallway

Cloak cupboard with hanging rail and shelf, also housing the electrics. Under stairs storage cupboard. Radiator. Telephone point. Stairs to first floor.

Living Room

3.80m x 3.67m 12'5" x 12'

12 panel door from hallway. Window to front. Carpet. Radiator. TV and telephone point.

Dining Room

4.34m x 2.50m 14'3" x 8'2"

Sliding patio doors to rear garden. Radiator. Carpet. TV and telephone point.

Kitchen

4.45m x 4.14m 14'7" x 13'7"

Fitted kitchen with various eye and base level units with work top space and splash back tiling. 1½ bowl stainless steel sink with drainer. Fitted oven at eye level and concealed microwave. Four ring gas hob with extractor above. Services for dishwasher and washing machine. Space for fridge freezer. Radiator. Carpet. Window to side and rear. Radiator.

Rear Hallway

L shaped carpeted hallway. Radiator. Partially glazed timber door to rear. UPVC door to front.

Wet Room

2.49m x 1.71m 8'2" x 5'7"

WC with push top flush. Wash hand basin. Wet wall and vinyl flooring. Electric Mira shower. Bathroom cabinet to wall. Radiator. Window to rear. Extractor.

WC

2.06m x 0.92m 2'6" x 3'

WC. Wash hand basin. Window to side. Radiator. Mirrored bathroom cabinet to wall.

Landing

Window to stairwell. Carpet. Hatch access to the loft. Stairs to attic level. Shelved airing cupboard housing the hot water tank.

Bedroom 1

3.83m x 2.97m 12'7" x 9'8"

Window to front. Carpet. Radiator. Telephone point.

Bedroom 2

3.83m x 2.46m 12'7" x 9'1"

Window to rear with views over the garden and to Naver playing fields. Radiator. Carpet. Fitted wardrobes to under stairs area.

Bedroom 3

3.25m x 2.78m 10'8" x 9'1"

Window to rear with views over the garden and to Naver playing fields. Radiator. Carpet.

Bedroom 4

2.96m x 2.89m 9'08" x 9'05"

Window to side. Carpet. Radiator.

Bathroom

2.29m x 2.13m 7'06" x 7'

Bath with shower tap attachment and electric Triton shower above. Wash hand basin. WC. Partial tiling to walls. Large mirrored bathroom cabinet to wall. Carpet. Radiator. Window to rear.

Attic Room

7.22m x 2.73m 23'08" x 8'11"

Velux window. Carpet. Access to eaves.

Garage

5.18m x 2.73m 17'00" x 8'11"

Up and over door. Window a pedestrian door to rear. Fitted shelving.

Garden

Open plan garden to the front laid mainly to grass. To the rear is an expansive garden that is also laid to grass and includes paved patio area and pathways with occasional raised borders, flowers, shrubs and trees.

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

C

Postcode

KW14 7PZ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £126,000 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.