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Young Robertson & Co.



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THORDALE, WEYDALE, THURSO

Offering wonderful countryside and sea views is this three bedroom detached bungalow with attached garage and extensive landscaped garden grounds. Situated approximately 1 mile from Thurso the property benefits from gas central heating and uPVC double glazed windows. Offering excellent storage throughout accommodation comprises living room with double aspect windows and cosy fireplace, large kitchen/breakfast room, dining room, three bedrooms, one of which has attractive fitted bedroom furniture and a large bathroom with four piece suite including a Jacuzzi bath. Making an excellent family home viewing is highly recommended.

OFFERS OVER £145,000

Hallway

Glazed front door with side panel to hallway. Carpet. Telephone point. Two radiators. Partially glazed uPVC door to garden.

Living Room **5.24m x 3.20m 17'2" x 10'6"**

Bay window to front and window to side. Wooden mantelpiece with marble surround, hearth and electric fire insert. Carpet. TV point. Two radiators. Spotlight.

Dining Room **4.02m x 3.13m 13'2" x 10'3"**

Two doors offering access to the airing cupboard which is shelved and houses the hot water tank. Carpet. Wall lights. Radiator. Glazed door to study and sliding glazed doors to the kitchen. Hatch access to the loft.

Study **2.38m x 1.19m 7'10" x 3'11"**

Window to side. Partial wood lining to walls. Carpet.

Kitchen/Breakfast Room **5.37m x 3.02 17'7" x 9'11"**

Spacious room with fitted base and eye level units with work top space and splash back tiling. 1½ stainless steel sink with drainer. Hotpoint double over at eye level. Large four ring hob with extractor above. Services for fridge, dishwasher, tumble dryer and washing machine. Shelved larder cupboard. Carpet. Double aspect windows. Glazed door to hallway. Telephone point. Radiator. Ample space for table and chairs.

Bedroom 1 **4.24m x 3.21m 13'11" x 10'6"**

Window to front. Carpet. Radiator.

Bedroom 2 **3.97m x 3.30m 13' x 10'10"**

Attractive fitted bedroom furniture including wardrobes, drawers units, overhead storage and dressing table. Window to rear. Carpet. Radiator. TV point and telephone point. Wall lights.

Bedroom 3 **3.33m x 2.88m 10'11" x 9'5"**

Window to rear. Carpet. Radiator. Two doors to fitted wardrobe with hanging rail and shelf.

Bathroom **3.21m x 2.00m 10'6" x 6'7"**

Jacuzzi bath. Recessed shower enclosure, fully tiled with thermostatic shower. Fitted bathroom furniture with wash hand basin and back to wall WC, mirror and light above. Partial tiling to walls. Towel radiator. Wall mounted electric heater. Radiator. Extractor. Spotlights. Tiled flooring. Window to side.

Garage **5.25m x 5.17m 17'2" x 16'11"**

Electric roll top door. Two windows to rear. Water and power. Fitted shelving brackets to wall. Wall mounted electric heater.

Garden

There are extensive landscaped garden grounds to all elevations bordered

with occasional trees. Laid to grass with raised borders stocked with mature flowers, shrubs and plants. There is paved raised patio area, paved pathways and attractive summer house. Boundaries are formed in timber post and wire fencing. Attached boiler house.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. The subjects originally comprise a non-traditionally construction Dorran bungalow which has been upgraded with the provision of an outer skin of concrete blockwork. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band C. 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 8YN

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £145,000 should be submitted to our Thurso Office.

Office Hours

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

Location

Approximately 1 mile from Thurso. 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.

