



solicitors • estate agents

Young Robertson & Co.



8 MACKAY COURT, THURSO

Well-presented three bedroom property with detached garage, situated in a popular residential area which is close to local schooling and amenities and within comfortable walking distance of the town centre. In walk in condition the property benefits from uPVC double glazing and gas central heating with a cosy real flame effect gas fire to the spacious lounge. The property, which is spread over two levels, has an attractive fitted modern kitchen, lounge with double aspect windows and double bedroom to the ground floor. Upstairs the landing offers plenty of storage, two large double bedrooms and a bathroom with four piece suite. Outside is a detached garage and fully enclosed garden which also incorporates a patio area and small area of lawn with well stocked flower beds. Viewing is highly recommended to appreciate all this property offers.

**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



OFFERS OVER £85,000

Entrance Hallway

Glazed uPVC front door with side panel. Coat hooks to wall. Large storage cupboard housing the gas meter, electrics and boiler. Carpet. Stairs to the first floor.

Living Room

4.34m x 4.20m 14'2" x 13'9"

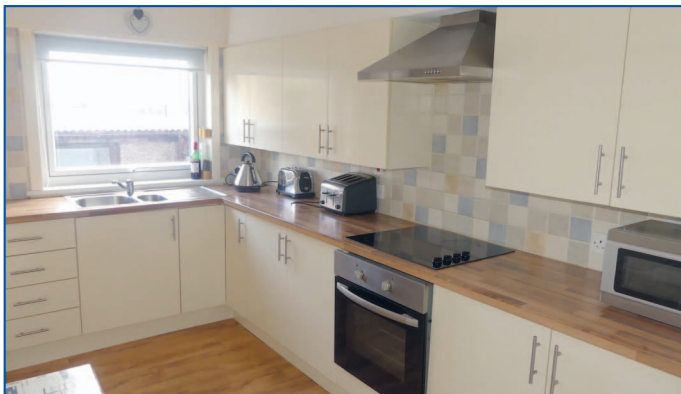
Double aspect windows. Fyre stone fireplace with Caithness stone hearth and gas real flame effect fire. Radiator. Carpet. TV point and telephone point.



Kitchen Diner

4.15m x 2.95m 13'7" x 9'8 max

Fully fitted modern kitchen with various eye and base level units with work top space and splash back tiling. Stainless steel 1.5 bowl sink with mixer tap and drainer. Fitted oven with four ring hob and extractor above. Space for fridge freezer. Extractor. Radiator. Laminate flooring. Timber glazed door to garden. Window to front with views to local playing fields stretching to Dunnet Head beyond. Large storage cupboard housing space and services for a washing machine with small work top space above.



Bedroom 3

3.66m x 2.68m 12'0" x 8'9" max

Window to rear. Carpet. Shelves recess. Radiator.

Landing

Window to side. Carpet. Radiator. Hatch access to the loft. Shelves storage cupboard. Airing cupboard housing the hot water tank and shelf.

Bedroom 1

4.73m x 3.41m 15'6" x 11'3" max

Window to front with views over to playing fields with partial sea views to Dunnet Head. Carpet. Radiator.

Bedroom 2

4.80m x 2.39m 15'9" x 7'10"

Window to rear. Carpet. Radiator.

Bathroom

2.85m x 1.62m 9'4" x 5'4"

Wash hand basin. WC. Corner shower enclosure with thermostatic shower. Bath. Partial tiling to walls. Wall light. Window to side. Vinyl flooring. Wood lined ceiling with spot lights. Radiator.

Garage

5.79m x 2.67m 19' x 8'9"

Detached garage with up and over door and pedestrian door to side. Window to rear. Power.

Garden

To the rear the enclosed garden offers a large paved patio area and small area laid to grass with borders of shrubs and mature tree. Bounded with fencing and block built walls with outside tap and light.

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 8QZ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

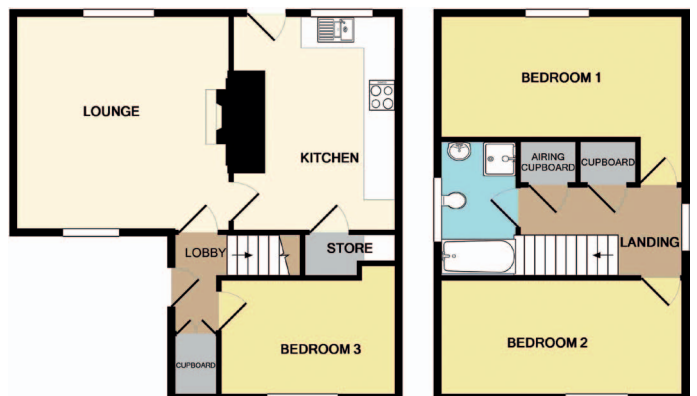
Offers over £85,000 should be submitted to our Thurso Office.

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.