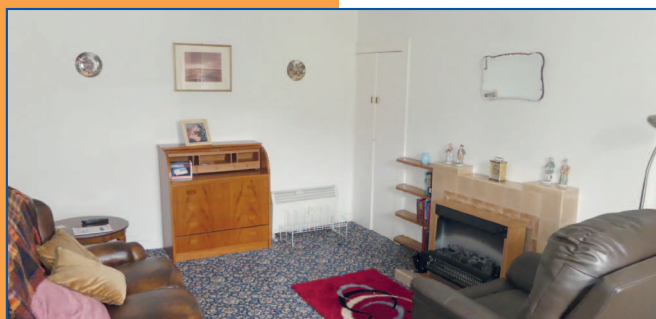


solicitors • estate agents

# Young Robertson & Co.



## ROSE COTTAGE, 32 PRINCES STREET, THURSO

Interesting opportunity to purchase this two storey townhouse with attractive private garden that is quietly tucked away in this conservation area within the centre of town. In need of full renovation a floor plan is provided suggesting a practical development idea for the purchaser. Enjoying high ceilings throughout, double glazing, some original features and well pro-portioned rooms to the main house accommodation comprises hallway, living room, sitting room and box room to the ground floor, with the landing, two large double bedrooms, one of which leads onto a box room. The front extension includes a kitchen, shower room and side entrance. Outside the sheltered and well-stocked mature garden grounds incorporate a drying area and lean to green house. Locally there is ample on street parking. A superb location viewing is highly recommended to appreciate the potential the property offers.

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**OFFERS OVER £75,000**

## Entrance

Partially glazed timber front door with transom. Carpet. Stairs to first floor. Telephone point. Under stairs storage cupboard with shelving and coat hooks.

## Sitting Room 5.13m x 3.50m 16'10" x 11'5"

Tiled fireplace – currently blocked and not in use. Shelved storage cupboard to recess. Carpet. TV and telephone point. Window to front.

## Living Room 5.07m x 3.44m 16'7" x 11'3"

Window to front. Tiled fireplace – currently blocked and not in use. Carpet. Telephone point. Shelved cupboard to recess.

## Box Room 2.30m x 2.06m 7'6" x 6'9"

Window to stairwell. Vinyl flooring.

## Kitchen 2.92m x 1.44m 9'6" x 4'9"

Cupboard housing boiler. Stainless steel sink with drainer and double base level unit. Space for cooker. Fitted storage cupboards at base level. Vinyl flooring. Window to side.

## Rear Vestibule 2.9m x 0.82m 5'6" x 2'9"

Vinyl flooring. Partially glazed uPVC door to garden.

## Shower Room 2.9m x 1.98m 6'6" x 5'6"

Quadrant shower enclosure with electric shower. WC. Wash hand basin. Partially wet wall to walls. Vinyl flooring. Services for washing machine. Fitted double eye level unit. Window to side. Dimplex wall mounted fan heater.

## Landing

Window to front with storage unit below. Carpet.

## Bedroom 1 5.08m x 3.47m 16'8" x 11'4"

Window to front with storage below. Carpet. Shelved storage cupboard to recess.

## Bedroom 2 5.16m x 3.21m 16'11" x 10'6"

Window to front with storage below. Carpet. Shelved storage cupboard to recess. Decorative original fireplace.

## Box Room 2.28m x 2.10m 7'5" x 6'10"

Carpet. Skylight. Hatch access to the loft.

## Garden

Attractive garden with paved pathways and borders stocked with an abundance of flowers, plants and shrubs. Area of lawn incorporating a drying area and lean to greenhouse. Gated access to the side.

## General Information

The floor coverings, 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 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

G

## Postcode

KW14 7AA

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

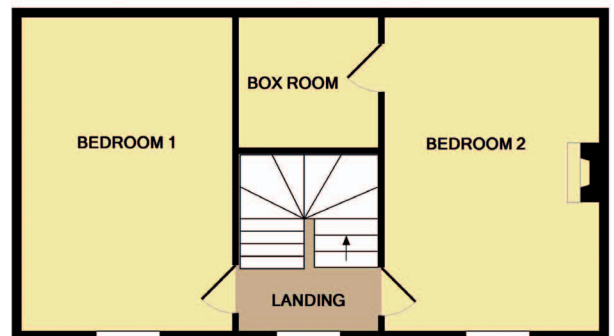
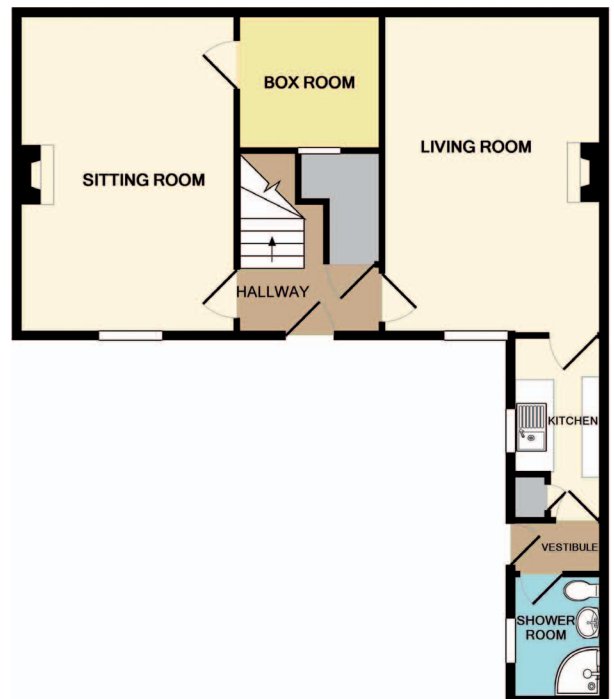
Offers Over £75,000 should be submitted to our Thurso Office.

## 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.*