



solicitors • estate agents

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## 26 TRAILL STREET, CASTLETOWN

Four bedroom semi-detached property located in a popular residential area with the village, close to the local play park and amenities, and within comfortable walking distance to the local primary school. In need of some modernisation, and with partial sea views from the first floor, the property benefits from timber double glazed windows and solid fuel heating. Accommodation comprises entrance vestibule, hallway, lounge, kitchen diner and bedroom to the ground floor with three bedrooms and bathroom to the first floor. There are garden grounds to the front and rear of the property which includes a detached block built store and several sheds. Viewing is highly recommended to appreciate the potential this family home offers.

### Entrance Vestibule 1.42m x 0.96m 4'8" x 3'2"

Timber glazed front door. Tiled flooring. Small cupboard housing the electrics. Glazed door to hallway.

### Hallway

Laminate flooring. Stairs to first floor with storage cupboard below. Radiator. Telephone point.

### Lounge 4.24m x 4.03m 13'11" x 13'3"

Open fireplace with tiled surround. Window to front. Original exposed flooring. Recess with fitted storage unit. TV point. Radiator.

### Kitchen/Diner 4.45m x 3.07m 14'7" x 10'1"

Fitted eye and base level units. Stainless steel sink with drainer. Space for cooker, fridge and freezer. Services for washing machine. Radiator. Window to rear with views to the garden. Original exposed flooring. Telephone point. UPVC door to garden. Ample space for table and chairs.

### Bedroom 3 3.22m x 3.08m 10'6" x 10'1"

Window to rear with views to the garden. Original exposed flooring. Telephone point. Radiator.

### Landing

Original exposed flooring. Shelved storage cupboard.

### Bedroom 1 3.99m x 3.15m 13'1" x 10'4"

Window to front offering views over to the surrounding countryside. Original exposed flooring. Radiator. Shelved airing cupboard housing the hot water tank.

### Bedroom 2 3.56m x 2.75m 11'8" x 9'0"

Window with views to the garden. Original exposed flooring. Radiator. Door to wardrobe with hanging rail and shelf.

### Bedroom 4 3.15m x 3.09 10'4" x 10'1"

Window to rear with partial sea views and views to the garden. Original exposed flooring. Radiator. Door to wardrobe with hanging rail and shelf

### Bathroom 2.26m x 1.73m 7'5" x 5'8"

Bath with electric shower above. Wash hand basin with mirrored bathroom cabinet above. WC. Wall mounted dimplex fan heater. Radiator. Window to rear. Original exposed flooring. Hatch access to the loft.

### Garden

The garden is laid mainly to grass with paved pathways and borders with well-stocked plants, flower, shrubs and occasional trees. Including a greenhouse detached block built store and various sheds.

### General Information

The fixtures and fittings 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.

### EPG

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### Postcode

KW14 8UJ

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers Over £63,000 should be submitted to our Thurso Office.

### Office Hours

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

### Location

Castletown, approximately 5 miles east of Thurso, provides local shopping facilities, takeaways, primary school and doctor's surgery. From Castletown there is a school bus service to Thurso High School and a regular bus service to both Thurso and Wick. Bus and train services south are available from Thurso and Wick, with Wick Airport, approximately 20 miles by road. Inverness is within 2 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.*