



solicitors • estate agents

# Young Robertson & Co.



**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

[caithnessproperty.co.uk](http://caithnessproperty.co.uk) 

## 39 ROSE STREET, THURSO

Fantastic opportunity to acquire this imposing four bedroom detached town house with expansive garden ground and two garages, one of which incorporates a large workshop area. In an attractive conservation area the property retains many original period features including ornate cornicing, high skirtings, and an attractive staircase. The well-presented property benefits from double glazed windows, gas central heating and a cosy multi fuel stove in the dining room. Accommodation comprises lounge, dining room, kitchen/breakfast room, bedroom and bathroom to the ground floor with three spacious double bedrooms to the first floor. Only a short walk to the town centre the property enjoys an elevated position and appreciates lovely views over the Thurso skyline towards the surrounding countryside. Outside is a large and attractive fully enclosed garden with terraced level patio off the kitchen. With areas of lawn and paving there are well stocked flower beds and occasional mature trees, timber shed and greenhouse. This area may also be suitable for further development subject to suitable planning consent. There is also a gated recessed parking area offering additional private parking. Making an excellent family home viewing is highly recommended to appreciate all the property offers.

## OFFERS OVER £186,000

### Entrance Vestibule **3.33m x 2.64m 10'11" x 8'8"**

Partially glazed uPVC front door. Windows to all elevations offering views to Thurso skyline and the surrounding countryside. Radiator. Carpet. Door to hallway.

### Hallway

Stairs to first floor. Carpet. Opening to rear lobby. Telephone point.

### Lounge **4.45m x 3.91m 14'7" x 12'10"**

Decorative brick fireplace with Caithness stone hearth and gas real flame effect fire insert. Window to front. Carpet. Recessed unit to wall. Two radiators. TV point.

### Dining Room **4.43m x 3.73m 14'6" x 12'3"**

Multi-fuel stove set on Caithness stone hearth. Window to front. Carpet. Two radiators. TV point. Recessed unit to wall.

### Kitchen/Breakfast Room **5.80m x 3.46m 19' x 11'3"**

Fitted kitchen with various units, work top space and splash back tiling. Four ring hob and built in oven at eye level. 1½ bowl sink with mixer tap and drainer. Services for washing machine and dishwasher. Partial wood lining to walls. TV and telephone point. Ample space for fridge freezer and table and chairs. Fitted storage, shelving and recessed shelving units to dining area. Wood effect vinyl flooring. Large walk in pantry cupboard with built in shelving. Window to front overlooking the patio area.

### Rear Lobby

Carpet. Velux window to ceiling. Extractor. Under stairs storage cupboard offering excellent storage.

### Bedroom 4 **3.76m x 1.60m 12'4" x 5'3"**

Velux window to ceiling. Carpet.

### Bathroom **2.70m x 1.66m 8'10" x 5'5"**

Wash hand basin set in vanity unit with storage cupboard below, mirror and shaver point above. WC. Large shower enclosure with wet wall and thermostatic shower. Extractor. Carpet. Mirror to walls. Wood lining to ceiling and tiling to walls. Towel radiator. Mirrored bathroom cabinet to wall. Velux window to ceiling.

### Landing

Carpet. Velux window to ceiling.

### Bedroom 1 **4.46m x 3.91m 14'7" x 12'10"**

Fitted wardrobes and vanity unit with hanging rail and shelving and overhead storage units above. Carpet. Radiator. Double aspect windows.

### Bedroom 2 **4.46m x 3.76m 14'7" x 12'4"**

Fitted wardrobes and vanity unit with hanging rail and shelving and overhead storage units above. Radiator. Carpet. Window to front.

### Bedroom 3 **4.58m x 3.02m 15' x 9'10" max**

Fitted wardrobes and vanity unit with hanging rail and shelving and overhead storage units above. Radiator. Access to eaves. Window to front offering views to Thurso skyline and the surrounding countryside.

### Work Shop/Garage **7.7m x 6.19m 23'6" x 20'4"**

Up and over door. Pedestrian access from patio area in garden. Various built in shelving. Power.

### Garage 2 **5.58m x 3.92m 12'10" x 11'8"**

Up and over door. Pedestrian access from patio area in garden. Window. Power.

### Garden

The expansive garden is on a slight gradient and is laid to grass with occasional mature trees and borders with flowers and shrubs and includes a green house and timber shed. Fully enclosed with gated access and pathway that leads to the front of the property. Double gates also offer access to an off road parking area. Outside lighting and tap. Terraced level patio off the

kitchen. It may be possible the garden grounds are suitable for further development subject to suitable planning consent.

### 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 D. 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 7HW

### Entry

By arrangement.

### Viewing

By arrangement with our Thurso Office.

### Price

Offers Over £186,000 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.