



Young
Robertson
& Co.

solicitors • estate agents

Young Robertson & Co.



5 CROWN SQUARE, MURKLE, THURSO

Rare opportunity to purchase this four bedroom semi-detached property which is located within a quiet cul-de-sac in the scattered hamlet of Murkle. Approximately 3 miles from Thurso the property benefits from uPVC double glazed windows and doors, oil central heating and a cosy open fire to the living room. Affording excellent open countryside views from the rear of the property accommodation comprises living room, dining room, kitchen/breakfast room, shower room and three bedrooms to the ground floor. Upstairs is a large master bedroom which offers excellent storage. Outside the garden is stocked with an abundance of flowers, plants and shrubs with occasional trees and lean to shed. Making an excellent family home and only a short walk from the local bus stop which offers frequent connections to both Thurso and Wick viewing is highly recommended.

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 £95,000

Vestibule

1.19m x 1.15m 3'10" x 3'9"

Partially glazed uPVC front door. Carpet. Glazed door to hallway.

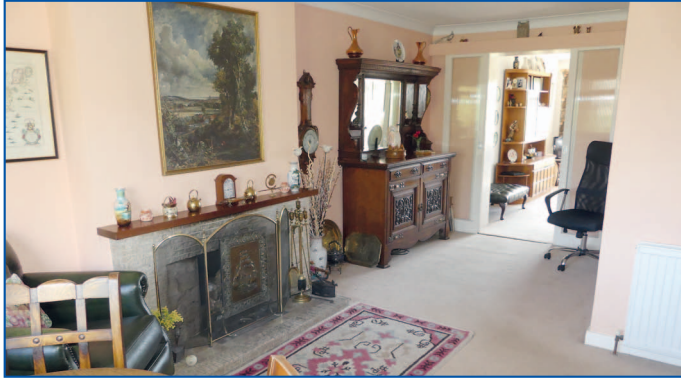
Hallway

L shaped carpeted hallway. Radiator. Hatch access to the loft. Telephone point. Opening to rear lobby.

Living Room

5.96m x 3.69m 19'6" x 12'1" max

Glazed door from hallway. Open fireplace with tiled hearth, brick surround and wooden mantle. Two radiators. Carpet. Window to front. Dimmer switch. Sliding doors to dining room.



Sitting Room

4.52m x 3.04m 14'10" x 9'11"

Window to rear with superb views to the surrounding countryside. Carpet. TV and telephone point.

Rear Lobby

4.48m x 2.12m 14'8" x 6'11" max

Stairs to first floor. Folding doors to under stairs storage cupboard with fitted shelving. Electrics to wall. Carpet. Radiator.

Kitchen/Breakfast Room

4.51m x 3.63m 14'9" x 11'11"

Modern fitted kitchen with various eye and base level units with work top space. Fitted four ring hob with extractor and splash back. Double fitted oven at eye level. Services for washing machine and dishwasher. Integrated fridge freezer. Concealed boiler. Vinyl flooring. Double aspect windows. TV point. Radiator. Glazed door to rear vestibule.

Rear Vestibule

1.23m x 0.82m 4'00" x 2'8"

Vinyl flooring. Coat hooks to wall. Partially glazed door to garden.

Bedroom 2

3.72m x 3.17m 12'2" x 10'5"

Window to rear. Carpet. Radiator.

Bedroom 3

4.52m x 2.68m 14'10" x 8'9"

Window to front. Carpet. Radiator.

Bedroom 4

2.68m x 2.43m 8'9" x 7'11"

Window to front. Carpet. Radiator. Recessed fitted unit with storage cupboard below.

Shower Room

2.13m x 1.84m 7' x 6'

Large corner shower enclosure with wet wall and electric shower. WC. Wash hand basin with splash back tiling. Radiator. Window to rear.

Landing

1.61m x 0.92m 5'3" x 3'

Carpet. Door to eaves offering excellent storage.

Bedroom 1

5.42m x 3.09m 17'9" X 10'2"

Sliding door to fitted wardrobe with hanging rail and fitted shelving. Access to eaves offering excellent storage. Carpet. Radiator. Window to front offering excellent views to surrounding countryside.

Garden

The garden is somewhat overgrown at present however is in abundance of mature flowers, plants and shrubs and occasional trees. Lean to shed. Gated pathway leads to the front entrance doors and wraps around the property.

General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available fro 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

E

Postcode

KW14 8ST

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

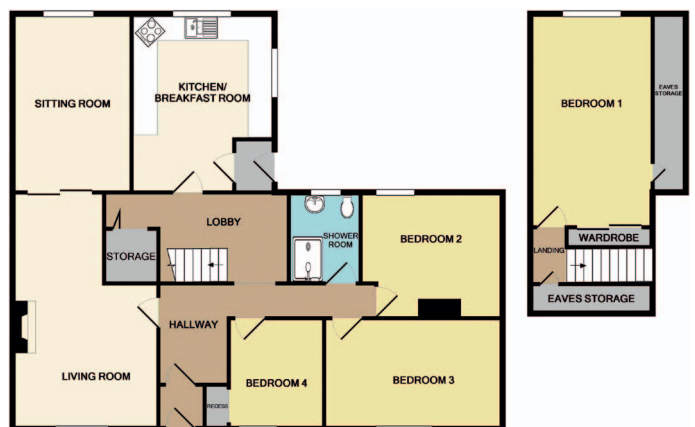
Offers Over £95,000 should be submitted to our Thurso Office.

Office Hours

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

Location

A rural location in the small scattered hamlet of Murkle which is approximately 3 miles 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.