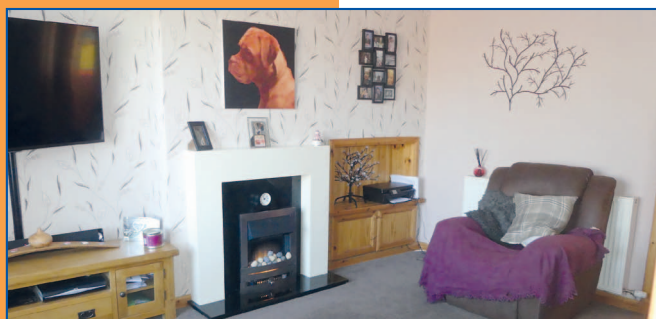




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Young Robertson & Co.



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64 ROYAL TERRACE, THURSO

This semi-detached two bedroom property, with recently constructed garage to the rear, is well situated in a popular residential area, close to a local convenience store and Primary school, and within walking distance to the town centre. Spread over two levels the property benefits from gas central heating and uPVC windows and doors. Accommodation comprises hallway, living room with attractive fireplace, galley style kitchen, rear vestibule with fitted eye and base level units and large store room. Upstairs is the bathroom and two double bedrooms which both have fitted storage. The front garden is laid to grass and the rear garden is fully enclosed with paved patio area, area of grass and paved pathway that leads to the garage. An ideal property for the first time purchaser or buy to let market viewing is recommended.

OFFERS OVER £78,000

Hallway

Partially glazed uPVC front door. Carpet. Small cupboard housing electrics. Stairs to first floor.

Living Room 4.24m x 3.93m 13'11" x 11'10" max

Modern fireplace with electric insert fire. Window to front. Carpet. TV and telephone point. Radiator. Recessed shelf with unit below.

Kitchen 3.61m x 2.11m 11'10" x 4'11"

Modern kitchen kitchen with various eye and base level units with work top space and splash back tiling. 1½ bowl stainless steel sink. Services for washing machine. Space for cooker and fridge. Window to rear. Tile effect vinyl flooring. Radiator. Shelled pantry cupboard.

Rear Vestibule 3.04m x 1.14m 10' x 3'9" max

Tiled flooring. Large storage cupboard housing the boiler and offering excellent storage. Fitted eye and base level units. Partially glazed uPVC door to the garden.

Landing

Window to side. Carpet. Radiator. Hatch access to the loft.

Bathroom 1.97m x 1.72m 6'5" x 5'7"

WC with push top flush. Wash hand basin with mixer tap and drainer. Bath with wet wall, shower screen and electric shower. Window to rear. Vinyl flooring. Mirrored bathroom cabinet. Radiator.

Bedroom 1 2.89m x 2.84m 9'6" x 9'4" max

Shelved storage cupboard. Carpet. Radiator. Window to rear with views to the garden.

Bedroom 2 3.95m x 3.04m 12'11" x 10'00" max

Window to front with partial sea views and views to Thurso skyline. Double doors to built in wardrobe with hanging rail and fitted shelving. Carpet. TV point. Radiator.

Garage 7.58m x 3.87m 24'10" x 12'9"

Up and over door. Pedestrian door and window. Work shop area, fitted shelving and power. The external finishing works to the garage are incomplete. It is understood that this will be completed prior to sale.

Garden

Steps lead up to the front door and are flanked by two areas of lawn with borders of flowers and shrubs. The fully enclosed rear garden has attractive paving with a patio area and pathway that leads to the garage, and small area of lawn that incorporates a drying area. Outside lighting, power point and water.

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 8NW

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

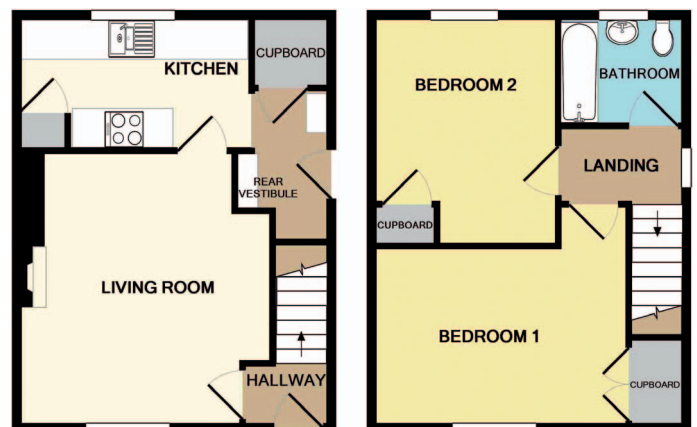
Offers over £78,000 should be submitted to our Thurso Office.

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.