



solicitors • estate agents

# Young Robertson & Co.



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## CAMINAD, 13 UPPER BURNSIDE AVENUE, THURSO

Immaculately presented four bedroom detached bungalow with front and rear extension, detached garage, summer house and greenhouse that are set within attractive garden grounds. Within comfortable walking distance of the town centre the property boasts solid oak doors and finishing's throughout and benefits from gas central heating, uPVC double glazed windows and doors, and a photovoltaic panel system (FIT payments rates are currently 54.17 pence per unit Generation and 3.82 pence per unit Deemed Export). In walk in condition and with no onward chain accommodation comprises of spacious front porch, airy living room, modern fitted kitchen/diner with Corian moulded worktops and Kardean flooring, utility room and WC. There is a contemporary fitted bathroom with four piece suite, master bedroom with large en-suite shower room and three further double bedrooms, one of which has fitted bedroom furniture with wash hand basin. Making excellent use of the generous fully floored loft this area offers excellent storage and would be ideal for conversion to further living space subject to suitable planning consents. The attractive garden grounds offers a small area of lawn, stone chippings, paving and front and rear patios with decorative borders stocked with an array of beautiful mature plants, flowers, shrubs and occasional trees. The large tarmac driveway offers off-road parking for several cars. Making an excellent family home viewing is highly recommended.

## OFFERS OVER £200,000

### **Porch** **3.34m x 2.40m 10'11" x 7'10"**

Glazed uPVC door into front porch. Carpet. Wall lights. TV point. Double glazed doors which lead out to raised patio.

### **Hallway**

L shaped carpeted hallway. Two radiators. Spotlights. Telephone point. Double doors to cloak cupboard housing the electrics, solar panel system, shelf and hanging rail. Dimmer switch. Shelves storage cupboard.

### **Living Room** **5.58m x 4.14m 18'4" x 13'7"**

Attractive wooden mantelpiece with marble surround and hearth and cost LPG gas fire insert. Window to front. TV point. Carpet.

### **Kitchen/Diner** **3.78m x 3.42m 12'5" x 11'3"**

Glazed door from hallway. Fully fitted modern kitchen with various eye and base level units with moulded Corian worktops incorporating a 1.5 sink unit with drainer and splash back. Space for cooker with stainless steel extractor above. Integrated fridge, freezer and dishwasher. Karndean flooring. Window to rear. Glazed panel door to utility room. Spotlights. TV point. Radiator.

### **Utility Room** **2.95m x 2.44m 9'8" x 8'**

Fitted utility room with various eye and base level units, work top space and splash back tiling. Services for washing machine, space for tumble dryer. Stainless steel sink with mixer tap and drainer. Glazed external door to garden. Window to rear. Tiled flooring. Large storage cupboard with fitted shelving, hanging rail and also housing the boiler.

### **WC** **1.71m x 0.86m 5'7" x 2'10"**

Wash hand basin unit with mixer tap and storage cupboard below. WC with push top flush. Wet wall. Wall light. Vinyl flooring. Hatch access to the loft which makes excellent use of the expansive space and may also be suitable for conversion into further living space subject to suitable planning consent.

### **Bathroom** **3.40m x 2.27m 11'2" x 7'5"**

Attractive fitted bathroom furniture with both eye and base level units. Fitted wash hand basin and back to wall WC. Double ended bath with centre bath taps and tiled splash back. Large shower cubicle with body jets and dual head thermostatic shower bar. Spotlights. Tiled flooring. Window to rear. Towel rail. Extractor.

### **Master Bedroom** **3.41m x 3.04m 9'11" x 11'2"**

Spacious carpeted bedroom with generous extension to rear that incorporates a spacious en suite shower room, storage cupboard with hanging rails and shelf and seating/dressing area. Window to side. Radiator. 2 x TV points. Spotlights. Dimmer switch.

### **En Suite** **2.87m x 2.09m 9'5" x 6'10"**

Spacious room with large shower enclosure with wet wall and dual head thermostatic shower bar. Fitted bathroom furniture with wash hand basin and back to wall WC. Illuminated mirror to wall. UPVC lined ceiling with spotlights. Window to side. Extractor. Vinyl flooring. Towel radiator.

### **Bedroom 2** **4.40m x 3.03m 14'5" x 9'11" max**

Attractive fitted bedroom with fitted wardrobes and various drawer units. Fitted wash hand basin with mixer tap. Wall lights. TV and telephone point. Carpet. Radiator. Window to rear.

### **Bedroom 3** **4.25m x 3.04m 13'11" x 9'11"**

Currently utilised as a sitting room. Window to front. Carpet. Radiator. Dimmer switch. TV and telephone point.

### **Bedroom 4** **3.17m, x 3.04m 10'5" x 9'11"**

Sliding triple mirrored doors to built in wardrobe with hanging rail and fitted shelving. Carpet. Window to front. Radiator. TV point.

### **Garage** **6.07m x 4.023m 19'11" x 13'2"**

Up and over door. Pedestrian door and window to side. Work bench area. Eye level fitted units. Power. Tarmac driveway to front of garage offering off-road parking.

### **Garden**

The attractive front garden enjoys a mixture of grass and stone chippings,

borders and decorative raised borders stocked with an array of mature plants, flowers, shrubs and occasional trees. A raised paved patio can be found to the front of the porch and a paved pathway wraps fully around the property. To the rear the garden includes a greenhouse (12' x 8') and attractive summer house (13' x 10'). There is extensive paving with drying facilities, areas of stone chips and vegetable patch. Outside lighting. Water hose connection. LPG tank.

### **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 7XA

### **Entry**

By arrangement.

### **Viewing**

By arrangement with our Thurso Office.

### **Price**

Offers Over £200,000 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.*