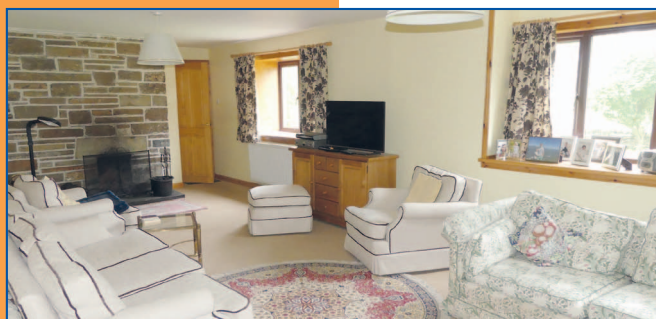




Young  
Robertson  
& Co.

solicitors • estate agents

# Young Robertson & Co.



## OLD SCHOOLHOUSE, SHEBSTER, BY THURSO

Excellent opportunity to acquire this five bedroom two storey detached villa with double integral garage that is situated on a sizeable plot that extends to approximately 1.7 acres. Only a short drive from Thurso town centre the property boasts spacious family accommodation and is in good decorative order throughout benefiting from uPVC double glazed windows and doors, oil central heating and a cosy open fire to the lounge. Open countryside and garden views are offered from each elevation. Extending to approximately 243m<sup>2</sup> accommodations comprise hallway, spacious lounge with feature fireplace, large dining room, modern fitted kitchen/breakfast room, utility room and cloak room all on the ground floor. Upstairs are five spacious bedrooms, two of which have en suite shower rooms and a generous family bathroom. The attractive gardens are laid mainly to lawn with occasional mature trees, flowers, plants and shrubs. The gated driveway also offers off-road parking. On the main school bus route and a perfect location for an easy commute to Dounreay and Thurso viewing is highly recommended to appreciate all the property offers.

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**OFFERS OVER £245,000**

## Hallway

UPVC front door with side panel. Laminate flooring. Carpeted stairs to first floor. Spotlights. Radiator. Door to under stairs cloak cupboard.

## Lounge 7.46m x 5.18m 24'06" x 17'00"

Stone feature fireplace with open fire. Three deeply silled windows, one of which has a storage unit below. Carpet. Two radiators. TV and telephone point.

## Kitchen/Breakfast Room 4.40m x 3.87m 14'5" x 12'8"

Modern fitted kitchen with a combination of wood and gloss finish units with work top space and splash back tiling. Fitted oven with four ring hob and extractor above. Double over at eye level. Integrated dishwasher, fridge and freezer. Spotlights. Window to rear. Radiator. Double glazed doors to dining room.

## Dining Room 4.55m x 4.42m 14'11" x 14'6"

Window to rear. Laminate flooring. Radiator.

## Utility Room 3.83m x 2.24m 12'6" x 7'4"

Fitted base and eye level units with work top space and splash back tiling. Belfast sink with unit below. Services for washing machine, space for tumble dryer. Radiator. Wood effect vinyl flooring. Partially glazed door to garden.

## WC 2.86m x 1.17m 9'4" x 3'10"

WC with push top flush. Wash hand basin with mixer tap. Extractor. Window to front. Vinyl flooring. Spotlights. Radiator.

## Landing

Open landing with window to front. Carpet. Radiator. Hatch access to the loft. Cupboard housing the hot water system. Large shelved airing cupboard.

## Bedroom 1 5.20m x 3.50m 17'1" x 11'6"

Double aspect windows. Carpet. Radiator.

## En Suite 2.39m x 1.77m 7'10" x 5'9"

Large tiled shower enclosure with thermostatic shower. WC with push top flush. Wash hand basin with glass shelf and mirror above. Shaver point. Spotlights. Vinyl flooring.

## Bedroom 2 4.41m x 3.55m 14'5" x 11'8"

Carpet. Radiator. Window to rear.

## En suite 1.90m x 1.78m 6'3" x 5'10"

Quadrant shower enclosure with thermostatic shower and extractor above. WC with push top flush. Wash hand basin with shelf and mirror above. Shaver point. Towel radiator. Spotlights. Vinyl flooring.

## Bedroom 3 3.97m x 3.80m 13' x 12'5"

Double doors to fitted with wardrobe with hanging rail and overhead storage unit. Window to front. Radiator. Carpet.

## Bedroom 4 4.87m x 3.40m 15'11" x 11'2"

Window to front. Carpet. Telephone point. Radiator.

## Bedroom 5 3.82m x 3.79m 12'6" x 12'5"

Window to front. Carpet.

## Bathroom 3.49m x 2.98m 11'6" x 9'9"

Bath with glass shower screen above and thermostatic bar shower. WC with push top flush. Wash hand basin with mixer tap, glass shelf and mirror above. Shaver point. Partial tiling to walls. Wood effect vinyl flooring. Window to rear. Radiator. Spotlights.

## Double Garage 5.61m x 4.77m 18'5" x 15'8"

Two up and over doors. Boiler. Electrics to wall. Power.

## Garden

The property is surrounded by extensive garden grounds which extend to approximately 1.7 acres. Laid mainly to lawn with occasional trees, hedging, flowers, plants and shrubs.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. Home Report available from [property@youngrob.co.uk](http://property@youngrob.co.uk).

## Council Tax

The subjects are in band E. 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 7RA

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers over £245,000 should be submitted to our Thurso Office.

## Office Hours

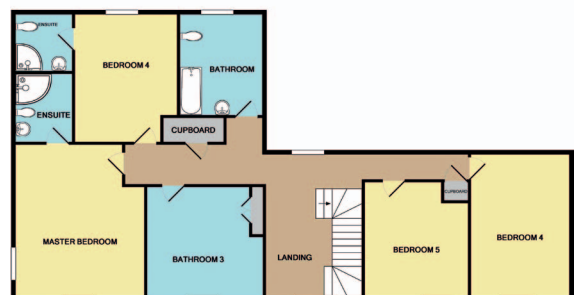
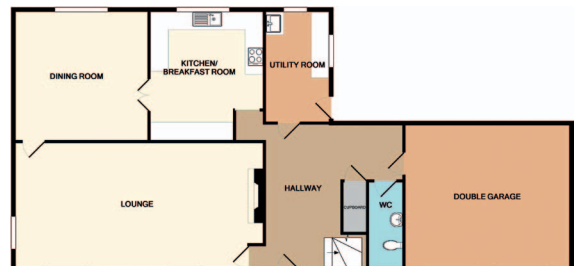
9.15am - 1pm, 2pm - 5pm Monday to Friday.

## Directions

Heading west from Thurso on the B874 continue for approximately 7 miles and you shall find the property on the right hand side.

## Location

Shebster is a rural farming community approximately 8 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.*