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22 HEATHFIELD ROAD, THURSO

Located in this popular residential area is this three bedroom end-terraced property with rear garden. Only a short walk to local amenities and the town centre the property benefits from uPVC double glazed windows and doors, partial gas heating and a cosy gas fire to the lounge. Accommodation comprises front porch, hallway, living room and kitchen diner to the ground floor. There are three bedrooms off the landing, all with fitted storage, and the bathroom to the first floor. A fully enclosed rear garden offers a generous patio area and expanse of lawn with a detached blocked built store. Making an excellent family home and only a short walk to local schools and college, viewing is highly recommended.

OFFERS AROUND £75,000

Front Porch

1.52m x 0.97m 4'11" x 3'2"

Glazed uPVC front door. Carpet. Coat hooks. Glazed door to hallway.

Hall

Double louvre doors to under stairs storage cupboard housing the electrics. Carpet. Storage heater. Stairs to first floor with window to stairwell. Telephone point.

Living Room

6.02m x 3.30m 19'9" x 10'10"

Double aspect windows. Marble fire surround with wooden mantel piece and gas fire insert. Fitted side unit. TV point.

Kitchen/Diner

3.82m x 3.31m 12'6" x 10'10"

Fitted kitchen with various eye and base level units with work top space and splash back. 1½ bowl carron phoenix sink. Space for cooker and fridge. Storage heater. Carpet. Window to rear. Glazed uPVC door to garden. Window to rear.

Landing

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

Bedroom 1

4.79m x 2.55m 15'8" x 8'4"

Two sets of double doors to built in wardrobe with hanging rail and shelving. Carpet. Window to rear with views to the garden. Telephone point. Airing cupboard housing the hot water tank and shelving.

Bedroom 2

3.37m x 2.97m 11' x 9'8"

Fitted wardrobes with hanging rails and fitted shelving including vanity unit. Window to front with views over Thurso skyline to the surrounding countryside. Carpet.

Bedroom 3

2.74m x 2.40m 9' x 7'10"

Door to cupboard with hanging rail and shelving. Carpet. Window to front with views over Thurso skyline to the surrounding countryside.

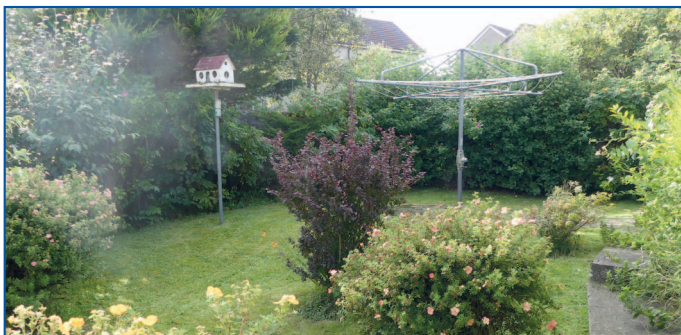
Bathroom

2.06m x 1.88m 6'9" x 6'2"

Bath with folding shower screen, tiling and electric shower above. Fitted vanity unit with wash hand basin and back to wall WC. Fitted mirror to wall. Carpet. Window to side.

Garden

There are attractive front and rear gardens with the front being open plan in design, laid to grass with mature flowers and shrubs. Steps lead up to the front door with a pathway and gate to the side that offers access to the garden. The rear garden is fully enclosed and includes a wheelie bin sheltered area and detached block built store. An attractive paved patio can be found with a larger area of lawn with drying area and mature flowers, plants and shrubs which create natural shelter and privacy.



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

F

Postcode

KW14 7DT

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

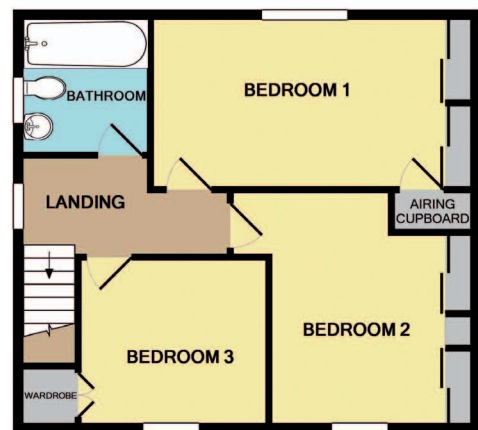
Offers Around £75,000 should be submitted to our Thurso Office.

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.