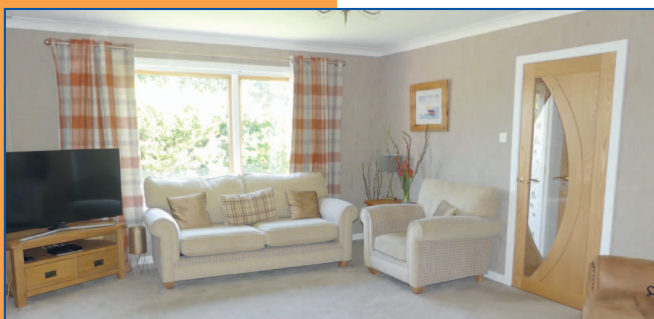




solicitors • estate agents

Young Robertson & Co.



2 BRILON COURT, THURSO

Excellent opportunity to purchase this immaculately presented four bedroom detached villa with integral garage that is situated in a sought after location close to Thurso High School, College, and cinema, and is within comfortable walking distance to the town centre. Tucked away within a quiet cul-de-sac the property boasts attractive integral solid oak doors, electric heating and uPVC double glazed windows and doors. The entrance vestibule opens into the spacious hallway which has a feature oak and glass staircase to the first floor. The airy living room enjoys a modern fireplace and attractive oak salerno double doors that open into the dining room which has external doors that lead out onto the patio. There is a contemporary kitchen with integral AEG appliances and corian moulded worktops. The utility room offers access to both the garden and integral garage. Upstairs the landing offers storage and access to all rooms. The main bedroom has attractive fitted bedroom furniture with the additional three double bedrooms all having integral fitted wardrobes and the generous bathroom being fitted with a four piece suite. Outside the property has attractive gardens and a tarmac driveway offers additional off-road parking. Making an excellent family home viewing is highly recommended.

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OFFERS OVER £215,000

Vestibule

1.59m x 1.20m 5'2" x 3'11"

UPVC glazed front door. Tiled flooring. Partially glazed door to hallway.

Hallway

Feature wooden and glass staircase to first floor. Carpet. Large under stairs cupboard offering excellent storage. Telephone point. Storage heater. Salerno oak glazed door to living room.

Living Room

5.87m x 4.17m 19'3" x 13'8"

Contemporary fireplace with electric fire insert. Window to front. TV point. Panel heater. Carpet. Double salerno oak doors to dining room.

Dining Room

3.36m x 3.08m 11' x 10'1"

Sliding double doors lead out to the patio. Telephone point. Karndean flooring. Storage heater.

Kitchen

3.56m x 3.51m 11'8" x 11'6"

Contemporary fitted kitchen with corian moulded worktops and splash back incorporating a 1½ bowl sink with mixer tap. AEG integrated appliances including a large induction hob with extractor, oven, microwave and warming drawer, fridge-freezer and dishwasher. Vinyl flooring. Panel heater. Window to garden with views to the garden.

Utility Room

3.18m x 1.39m 10'5" x 4'6"

Work top space with splash back, double base level unit and stainless steel sink with mixer tap and drainer. Services for washing machine. Window to rear with views to the garden. Partially glazed uPVC door to garden. Internal door to garage.

WC

1.61m x 1.47m 5'3" x 4'9"

Wash hand basin. WC with push top flush. Shaver point. Window to front. Vinyl flooring. Panel heater.

Landing

Window to stairwell. Carpet. Shelved storage cupboard. Storage heater. Hatch access to the loft.

Bedroom 1

3.95m x 3.50m 12'11" x 11'5"

Attractive fitted bedroom furniture with various wardrobe and drawer units including a vanity unit with lighting. Window to front with partial views over to the surrounding countryside. Carpet. Panel heater. TV point.

Bedroom 2

3.50m x 2.88m 11'6" x 9'5"

Built in wardrobe with hanging rail, fitted shelving and sliding mirrored doors. Window to rear with view to the garden. Panel heater. Carpet.

Bedroom 3

3.56m x 2.74m 11'8" x 8'11"

Built in wardrobe with hanging rail, fitted shelving and sliding mirrored doors. Window to rear with view to the garden. Carpet.

Bedroom 4

3.48m x 2.88m 11'5" x 9'5"

Window to front with partial views over to the surrounding countryside. Carpet. Panel heater. Door to fitted wardrobe with hanging rail and shelf.

Bathroom

3.02m x 2.36m 9'11" x 7'9"

Bright and spacious bathroom with attractive fitted bathroom furniture incorporating the wash hand basin and back to wall WC. Large fully tiled shower enclosure with thermostatic shower. Bath with corner tap. Towel radiator. Extractor. Partial tiling to walls. Mirror to wall. Tiled flooring. Two windows to side.

Garage

5.69m x 3.32m 18'8" x 10'11"

Up and over electric door. Pedestrian door to utility room. Window to side. Water and power.

Garden

There are attractive garden grounds surrounding the property that are bounded with block built walls and ranch style fencing with occasional trees and shrubs. Laid mainly to grass with an attractive patio to the rear of the property flanked by fencing providing shelter and privacy. Timber shed. Drying facilities.

General Information

The floor coverings, most 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 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 7NT

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers Over £215,000 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.