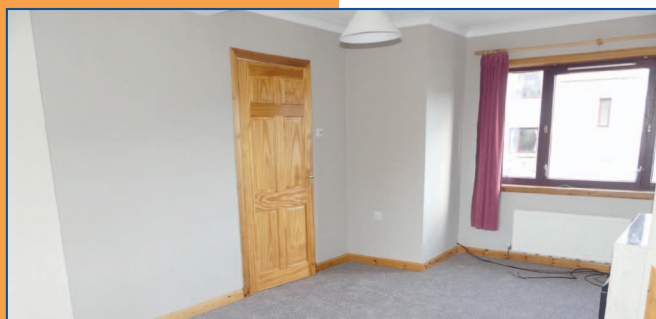




solicitors • estate agents

# Young Robertson & Co.



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## 23 CALDER SQUARE, CASTLETOWN

Making an excellent first time purchaser's home, or buy to let property, is this two bedroom terraced house that offers partial views to Dunnet Beach from the first floor. Located in a popular residential area, and close to all local amenities the property benefits from recently fitted neutral carpets throughout, hard wood double glazing and solid fuel central heating. Offering excellent storage accommodation comprises hallway, lounge with enclosed stove and double aspect windows, and kitchen with modern units to the ground floor. Two double bedrooms and bathroom can be found to the first floor off the landing. With no onward chain there are front and rear gardens incorporating a block built store and drying area with on street parking to the front. Viewing is highly recommended.

**OFFERS OVER £59,000**

## Hallway

UPVC partially glazed front door. Window to front. Carpet and stairs to first floor. Under stairs cupboard offering excellent storage. Shelved storage cupboard. Radiator.

## Living Room **5.80m x 3.38m 19' x 11'1" max**

Double aspect windows. Carpet. Tiled fireplace with enclosed stove. Two radiators. TV and telephone point. Dimmer switch.

## Kitchen **2.71m x 2.26m 8'11" x 7'5" max**

Stainless steel sink with mixer tap, drainer and double unit below. Work top space with splash back and space below for tumble dryer, fridge and washing machine. Space for cooker. Eye level units with fitted downlights. Window to rear. Sliding doors to shelved storage cupboard that also houses the electrics. Radiator. Laminate flooring. Partially glazed uPVC door to garden.

## Landing

Carpet. Hatch access to the loft.

## Bedroom 1 **4.64m x 2.84m 15'2 x 9'3"**

Window to front with views to Dunnet Beach. Storage cupboard. Carpet. Radiator.

## Bedroom 2 **3.52m x 2.87m 11'6" x 9'5"**

Window to rear with views to the garden. Carpet. Radiator. Triple sliding doors to fitted wardrobe with hanging rail and fitted shelving.

## Bathroom **2.01m x 1.69m 6'7" x 5'6"**

WC. Wash hand basin. Bath, fully tiled with fitted mirror and electric shower above. Three wall mounted bathroom cabinets. Window to rear. Radiator.

## Garden

A pathway leads to the front of the property and there is a small area of grass which is bordered with occasional flowers and shrubs. To the rear the fully enclosed garden is also laid to grass with borders of flowers and shrubs. Incorporating and drying area and block built store with gated access to rear offering right of way for refuse bins.

## 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 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 8UP

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

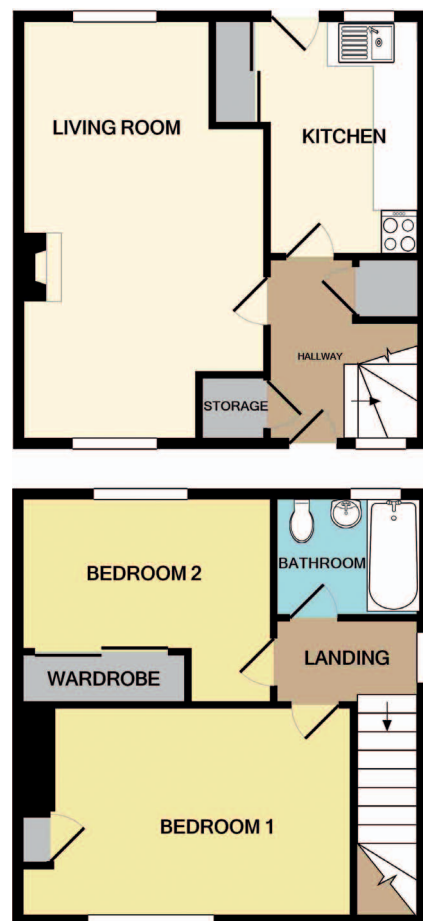
Offers over £59,000 should be submitted to our Thurso Office.

## Office Hours

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

## Location

Castletown, approximately 5 miles east of Thurso, provides local shopping facilities, takeaways, primary school and doctor's surgery. From Castletown there is a school bus service to Thurso High School and a regular bus service to both Thurso and Wick. Bus and train services south are available from Thurso and Wick, with Wick Airport, approximately 20 miles by road. Inverness is within 2 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.*