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4 DALE ROAD, THURSO

Situated in a popular residential area, and convenient to local amenities is this three bedroom semi-detached property with rear conservatory and attached garage. This well-presented property benefits from under floor electric heating as well as a storage heater to the hallway and panel heaters to the first floor. Accommodation comprises of spacious lounge with double patio doors to the conservatory, generous sized kitchen that leads onto the rear vestibule which offers access to a convenient downstairs WC and utility room which also offers an additional entrance to the front of the property. There is partial sea views enjoyed from the first floor which has three bedrooms and the family bathroom. Outside an attractive patio area and garden laid to lawn can be found to the rear. The front garden is also laid to lawn with open boundaries and tarmac driveway offering off-road parking. Situated in a great position and making an excellent family home viewing is highly recommended.

OFFERS OVER £105,000

Vestibule **1.08m x 0.90m 3'6" x 2'11"**

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

Hallway

Under stairs storage cupboard with coat hooks and housing the electrics. Carpet. Storage heater. Stairs to first floor. Window to side on stairwell. Telephone point.

Living Room **6.58m x 3.58m 21'7" x 11'9"**

Window to front. Sliding patio doors to conservatory. Carpet. Wall lights. TV and telephone point.

Conservatory **3.77m x 2.12m 12'4" x 6'11"**

Wall lights. Laminate flooring. Sliding single door to rear garden.

Kitchen **3.59m x 3.26m 11'9" x 10'8"**

Fully fitted kitchen with various eye and base level units with work top space and splash back tiling. Space for fridge and cooker with extractor above. 1 ½ bowl sink. Window to rear with views to the garden. Wood effect vinyl flooring. Extractor. Ample space for table and chairs.

Rear Vestibule **1.56m x 1.14m 5'1" x 3'8"**

Wood effect vinyl flooring. Opening to utility room, door to WC. Glazed uPVC door to garden.

WC **1.57m x 0.82m 5'1" x 2'8"**

WC. Window to rear. Wood effect vinyl flooring. Tiled walls and fitted mirror.

Utility Room **2.50m x 1.82m 8'2" x 5'11"**

Eye level unit with fitted shelving below. Services for washing machine. Space for tumble dryer and dishwasher is desired. Wood effect vinyl flooring. Window and glazed uPVC door to front.

Landing

Shelved airing cupboard housing the hot water tank. Carpet. Window to side offering partial sea views. Hatch access to the loft.

Bedroom 1 **4.24m x 2.50m 13'11" x 8'2"**

Window to rear with views to the garden. Carpet. Panel heater.

Bedroom 2 **4.08m x 2.98m 13'4" x 9'9"**

Window to front offering partial sea views. TV and telephone point. Panel heater. Carpet.

Bedroom 3 **3.04m x 2.72m 9'11" x 8'11"**

Carpet. Door to cupboard fitted with hanging rail and shelf. Window to front offering partial sea views. Panel heater.

Bathroom **2.43m x 1.67m 7'11" x 5'6"**

Bath with shower screen and electric shower above. Wash hand basin. WC. Fully tiled walls. Wall mounted dimplex fan heater. Ceiling light with heater. Carpet. Window to rear.

Garage **5.24m x 2.78m 17'2" x 9'1"**

Up and over electric door. Fitted shelving brackets. Pedestrian door and window to rear. Power. A tarmac driveway to the front of the garage offers additional off road parking.

Garden

To the rear of the property is an attractive paved patio that can also be accessed from the conservatory. The remainder of the garden is laid to grass and bounded with ranch style fencing. Drying area and outside tap. The front garden is also laid to grass with open boundaries and occasional borders with flowers and shrubs.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band B. 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

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Postcode

KW14 7QB

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

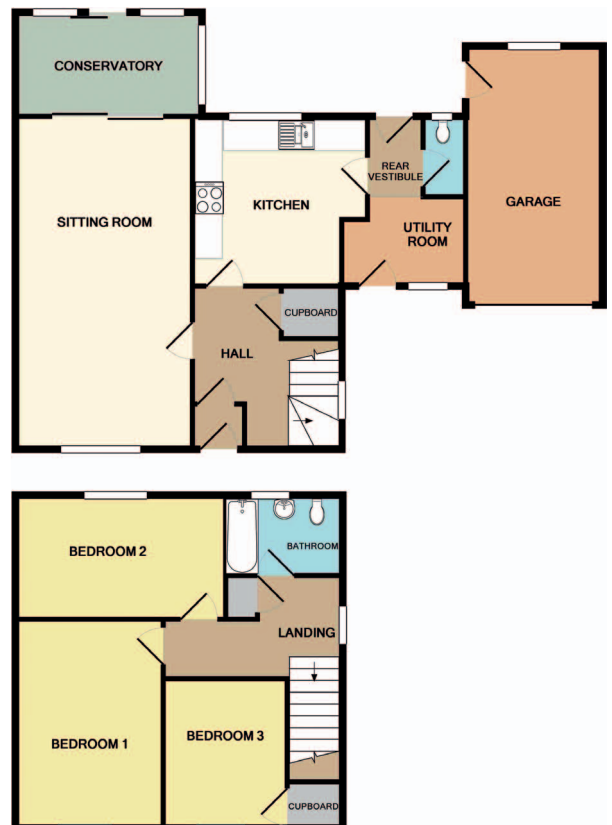
Offers over £105,000 should be submitted to our Thurso Office.

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.