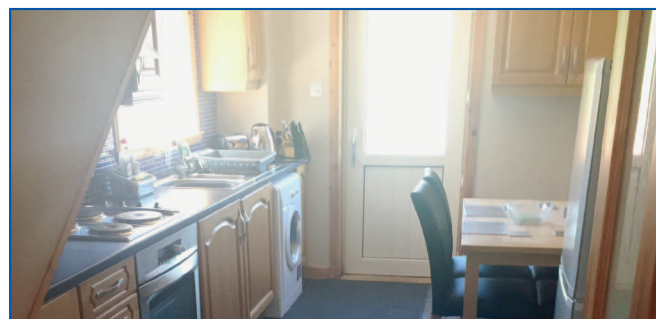
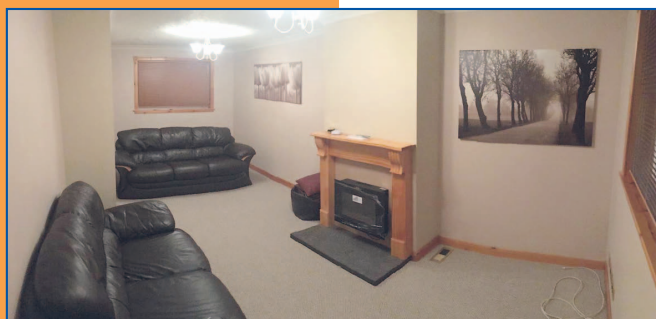




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# Young Robertson & Co.



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## 6 SEAFORTH PLACE, THURSO

This well-presented two bedroom semi-detached property is located in a quiet cul-de-sac within a popular residential area. Within comfortable walking distance to a local convenience store, supermarket, Primary School and town centre the property benefits from gas central heating and UPVC double glazed windows and doors. Decorated in neutral tones throughout the downstairs has newly fitted carpets with the living room and front porch being freshly decorated. Accommodation to the ground floor comprises entrance vestibule, hallway and living room which enjoys double aspect windows and modern fitted kitchen. Upstairs from the landing are two good sized bedrooms, one of which enjoys partial sea views towards Scrabster and a contemporary fitted four piece bathroom suite. Outside is a fully enclosed split level garden with attractive patio, lawn and timber shed. With no onward chain and in walk in condition there is ample on street parking to the front of the property. Making an ideal rental, or first time purchaser's property, viewing is highly recommended.

**OFFERS IN THE REGION OF £70,000**

## Vestibule

UPVC glazed front door. Window to front. Tiled flooring. Cupboard housing heating expansion vessel. Partially glazed door to hall.

## Hall

Carpet. Stairs to first floor. Radiator. Coat hooks to wall.

## Living Room **6.13m x 3.05m 20'01" x 10'00" max**

Double aspect widows. Wooden mantel piece with Caithness stone hearth and wall mounted electric fire. Carpet. TV and telephone point. Radiator. Dimmer switch.

## Kitchen/Diner **4.70m x 2.69m 15'6" x 8'10" max**

Modern fitted kitchen diner with various eye and base level units with work top space and splash back tiling. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Fitted single oven with four ring hob and extractor above. Services for washing machine. Ample space for table and chairs and fridge freezer. Tile effect vinyl flooring. Radiator. Window to side. Partially glazed uPVC door to garden.

## Landing

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

## Bedroom 1 **4m x 2.8m 13'1" x 9'2"**

Window to front. Large storage cupboard with fitted shelving. Carpet. Radiator. Louvre door to storage cupboard. Sliding mirrored doors to fitted wardrobe with hanging rail and shelf.

## Bedroom 2 **3.31m x 2.89m 10'10" x 9'6"**

Window to rear with partial views towards Scrabster and the Pentland Firth. Radiator. Carpet.

## Bathroom **2.83m x 1.79m 9'3" x 5'10"**

Corner shower enclosure with wet wall, thermostatic shower and extractor light above. Bath with wet wall surround. Wash hand basin with splash back and mirror above. WC with push top flush. Window to rear. Spot lights. Radiator. Tile effect vinyl flooring.

## Garden

Gate and steps lead down to the front garden which is fully enclosed and laid mainly to grass with a pathway leading to both the side gate and front door with outside light above. A timber shed and outside tap can be found to the side gable. To the rear the split level garden enjoys a spacious attractive paved patio with steps leading down to the lawn which incorporates a drying area.



## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. The property sits fully furnished and can be sold with the contents. 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 8JJ

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

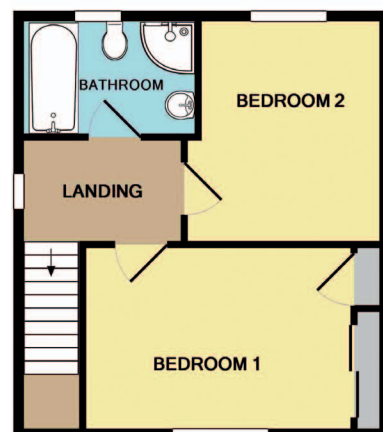
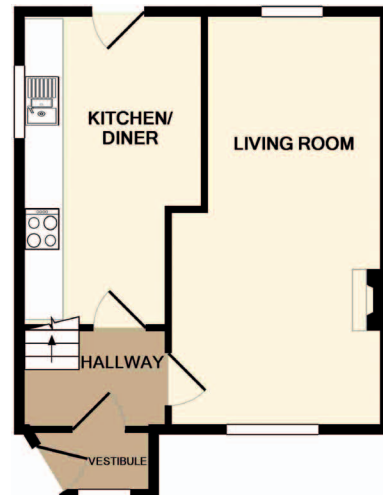
Offers in the region of £70,000 should be submitted to our Thurso Office.

## 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.*