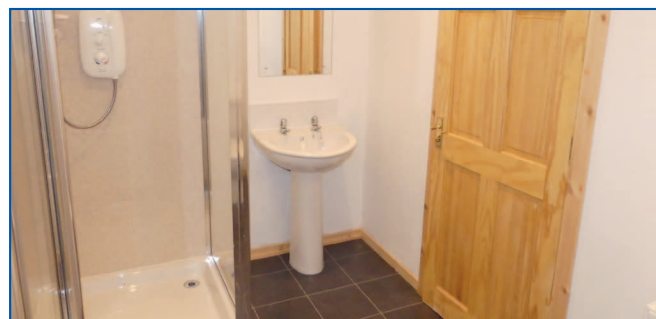




solicitors • estate agents

Young Robertson & Co.



29 TRAILL STREET
THURSO KW14 8EG
tel: 01847 896177
fax: 01847 896358
property@youngrob.co.uk
youngrob.co.uk

21 BRIDGE STREET
WICK KW1 4AJ
tel: 01955 605151
fax: 01955 602200
wick@youngrob.co.uk
youngrob.co.uk

28 DURNESS STREET, THURSO

Superb opportunity to purchase this spacious one bedroom property that has been fully renovated throughout. Situated in an excellent location within the town centre of Thurso the property benefits from uPVC double glazing and town gas central heating. Accommodation comprises entrance hallway, spacious lounge, modern fitted kitchen, inner hallway, bathroom with four piece suite, and bedroom with storage cupboard and fitted wardrobe. Only a short walk from the beach, shops, bars and restaurants in town, this property would make an excellent rental property or first time purchasers home. Viewing is highly recommended.

FIXED PRICE £53,000

Entrance **3.13m x 1.79m 10'03" x 5'10"**

Partially glazed uPVC front door. Laminate flooring. 15 panel door and panels to inner wall and lounge. Radiator. 15 panel glazed door to hallway.

Lounge **5.17m x 4.22m 16'11" x 13'10"**

Window to front. Laminate flooring. Two radiator. Spotlights. Cupboard housing electrics. Unit concealing gas meter.

Kitchen **2.72m x 2.24m 8'11" x 7'04"**

Fully fitted kitchen with eye and base level units with work top space and splash back tiling. Stainless steel sink with mixer tap and drainer. Built in over and four ring hob. Wall mounted boiler. Radiator. Laminate flooring.

Inner hallway **6.60m x 1.18m 21'08" x 3'10"**

Split level hallway with laminate flooring. Radiator. Steps up to bedroom.

Bathroom **3.15m x 1.88m 10'04" x 6'02"**

Wash hand basin with splash back and mirror above. Corner shower enclosure with wet wall and electric mira sport shower. Bath with splash back. WC. Tile effect laminate flooring. Radiator. Spotlights.

Bedroom **4.31m x 3.12m 14'02" x 10'03"**

Sliding doors to built in wardrobe. Carpet. Radiator. Window to rear. Door to large airing cupboard. Spotlights.

General Information

The floor coverings and blinds as fitted are included in the sale. This property has been newly renovated with granted change of use from commercial to residential therefore there is no requirement to provide a home report.

Council Tax

The subjects are in band ?. 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 8BQ

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

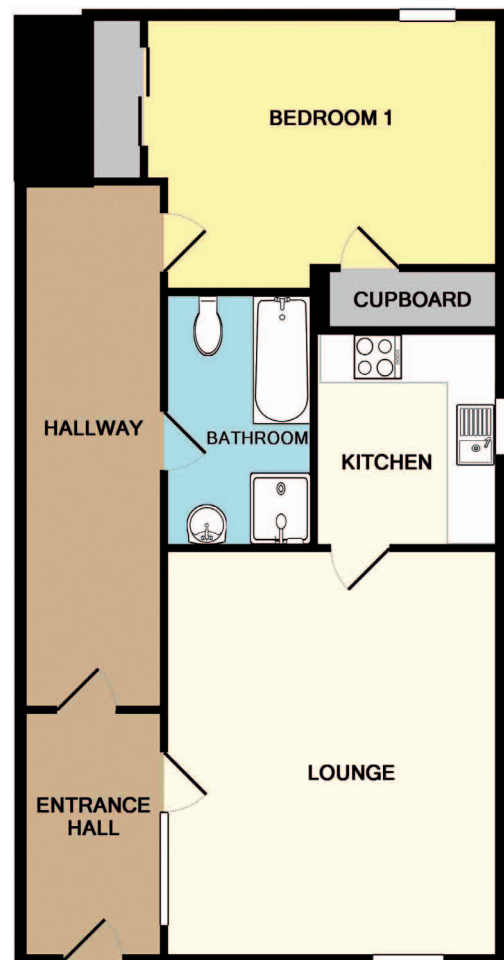
Fixed price £53,000 should be submitted to our Thurso Office.

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.