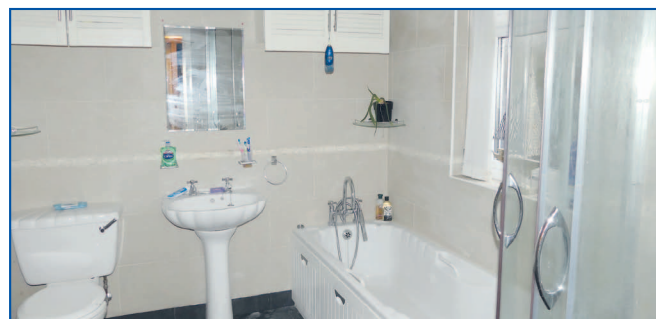
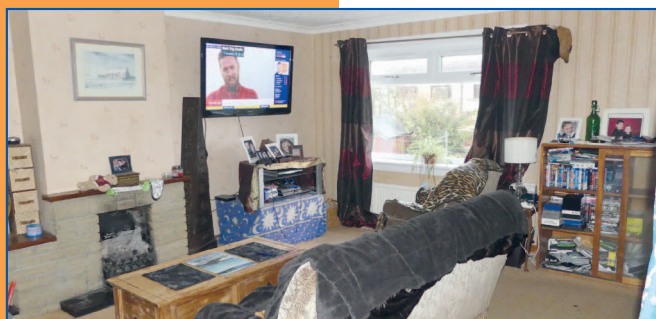




solicitors • estate agents

Young Robertson & Co.



18 MAYFIELD ROAD, THURSO KW14 8HT

Situated on an attractive corner plot this good sized four bedroom property that is only a short walk from the town centre, local primary school and convenience store. In need of some cosmetic upgrading accommodation comprise entrance hallway, living room, kitchen, utility room and bathroom with modern four piece suite to the ground floor. Upstairs from the landing are four double bedrooms. The property benefits from uPVC double glazed windows and gas central heating with a cosy real flame effect fire to the lounge. Outside is a front and rear garden with integral garage and convenient off-road parking.

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OFFERS OVER £85,000

Hallway **2.33m x 0.96m 7'8" x 3'2"**

Partially glazed uPVC front door. Radiator. Laminate flooring. Two recessed storage cupboards with hanging rail and shelf. Stairs to first floor.

Living room **5.46m x 4.39m 17'11" x 14'5"**

15 panel glazed door from hallway. Double aspect windows. Fyre stone fire place and surround with real gas flame effect fire insert. TV point. Two telephone points. Carpet. 15 panel glazed door to kitchen.

Kitchen/Diner **4.49m x 2.67m 14'8" x 8'9"**

Fitted kitchen with various eye and base level units. 1 ½ bowl stainless steel sink with mixer tap and drainer. Fitted four ring gas hob with extractor above. Fitted double oven at eye level. Integrated dishwasher. Ample space for table and chairs and fridge freezer. Combination of vinyl and tiled flooring. Radiator. Window to rear.

Utility Room **2.46m x 1.98m 8'1" x 6'6" max**

Work top space and wall mounted double eye level unit. Services for washing machine. Window to side. Vinyl flooring. Coat hooks to wall. Partially glazed door to garden.

Bathroom **2.71m x 2.32m 8'11" x 7'7"**

WC. Wash hand basin with mirror above. Bath with shower tap attachment. Large quadrant shower enclosure with extractor above and thermostatic shower bar. Fully tiled walls and floor. Two bathroom cabinets to wall. Radiator. Window to front.

Landing

Radiator. Hatch access to the loft. Carpet.

Bedroom 1 **5.51m x 2.92m 18'01" x 9'7"**

Large room divided into a bedroom and dressing area. Carpet. Double aspect windows. Radiator.

Bedroom 2 **4.16m x 2.96m 13'8" x 9'8"**

Window to rear with partial sea views. Carpet. Radiator.

Bedroom 3 **4.73m x 2.41m 15'6" x 7'11"**

Two windows to front. Carpet. Radiator.

Bedroom 4 **2.95m x 2.91m 9'8" x 9'6"**

Window to rear. Carpet. Radiator.

Garage **5.64m x 3m 18'6" x 9'10"**

Up and over door. Boiler. Fitted shelving. Off road parking space to front of garage.

Garden

The rear garden is laid to grass with occasional trees to border. Outside tap and light. Path wraps around from the rear to the front of the property. Shared mutual pathway to side. The front garden is also laid to grass with shrubs and trees.

General Information

The floor coverings, 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 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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Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

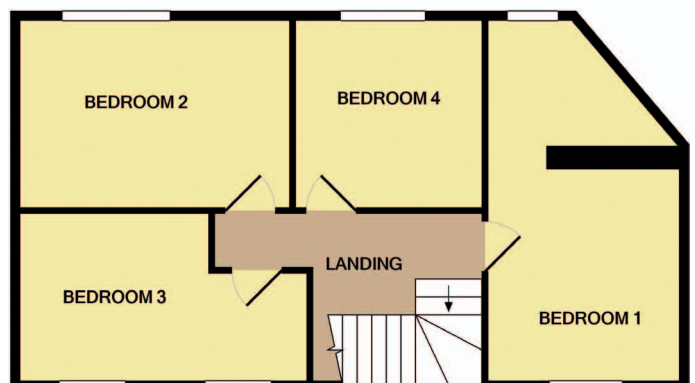
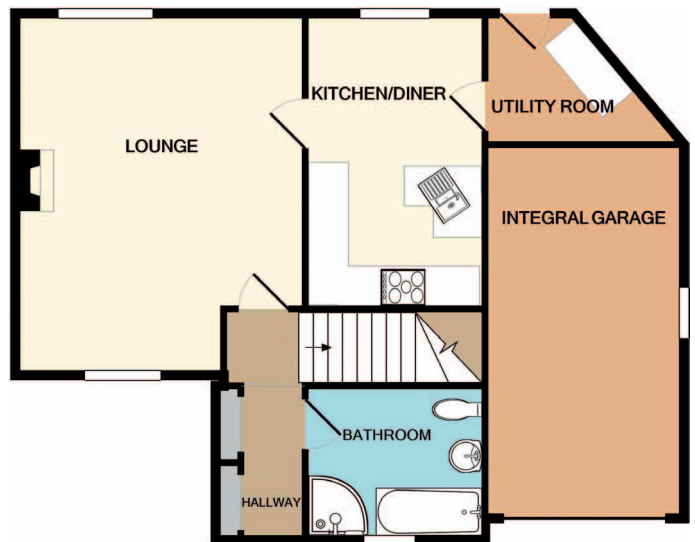
Offers over £85,000 should be submitted to our Thurso Office.

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.