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2 DUNNET PLACE, THURSO

This three bedroom semi-detached property enjoys attractive low maintenance gardens and is situated in a convenient location which is only a short walk to the town centre. Hugely beneficial to the purchaser the property benefits from town gas central heating which was installed approximately 5 years ago, and uPVC windows and doors fitted approximately 10 years ago. The roof was replaced in 2011. Accommodation comprises entrance vestibule, hallway, living room and kitchen to the ground floor. Upstairs is the bathroom and three bedrooms, 1 of which has fitted Ashley Ann wardrobes. Making an excellent buy for the first time purchaser or perhaps appealing to the buy to let market viewing is highly recommended.

OFFERS OVER £82,000

Entrance Vestibule 1.78m x 0.96m 5'10" x 3'2"

Partially glazed uPVC front door. Window to front. Carpet. Radiator. 15 panel glazed door to hallway.

Hallway

Original exposed timber floor boards. Stairs to first floor. Coat hooks to wall. Radiator. Telephone point. Sliding glazed door to kitchen, 15 glazed door to living room.

Living Room 6.19m x 3.47m 20'3" x 11'4"

Double aspect windows. Exposed flooring. Two radiators. Original exposed flooring. TV point. Wooden mantle piece with marble effect surround and electric fire insert.

Kitchen 4.47m x 2.89m 14'8" x 9'6"

Fitted kitchen with various eye and base level units. Stainless steel sink with mixer tap and drainer. Space for cooker with extractor above. Space for freezer and fridge. Services for washing machine. Radiator. Window to side. Vinyl flooring. Shelving bracket to wall. Space for table and chairs. Partially glazed uPVC door to garden.

Landing

Hatch access to the loft. Window to side.

Bedroom 1 3.81m x 2.57m 12'6" x 8'5"

Ashley Ann fitted wardrobes with various fitted shelving and hanging rails. Window to rear. Carpet. Radiator.

Bedroom 2 3.583m x 3.09m 11'7" x 10'1"

Window to front. Carpet. Telephone point. Radiator.

Bedroom 3 2.60m x 2.36m 8'6" x 7'9"

Window to front. Carpet. Radiator. Storage cupboard housing the boiler. Door to wardrobe with hanging rail and shelving.

Bathroom 2.05m x 1.79m 6;8" x 5'10"

Bath with shower screen and electric shower above. Wash hand basin. WC. Partial tiling to walls. Mirrored bathroom cabinet to wall. Window to rear. New fitted floor and vinyl.

Garden

The attractive low maintenance front and rear gardens are laid mainly to stone chips with several mature shrubs, a paved patio, pathways and ramp access to both the front and rear door. These are bounded by a variety of blockwork walls and post and wire fencing with a timber shed to the rear. Outside electric meter. Outside light.

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 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

E

Postcode

KW14 8JE

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

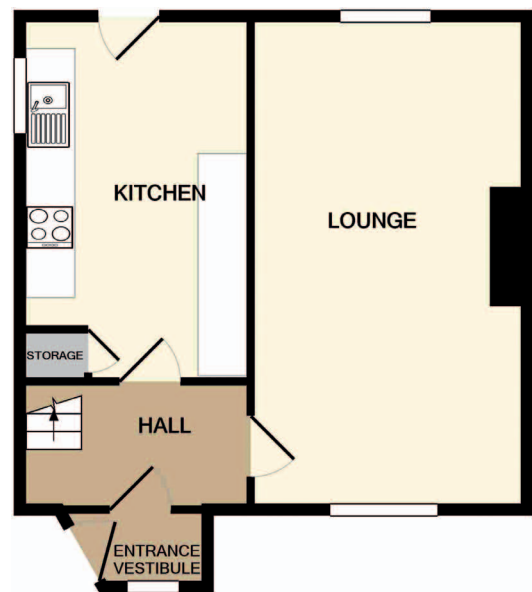
Offers over £82,000 should be submitted to our Thurso Office.

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.