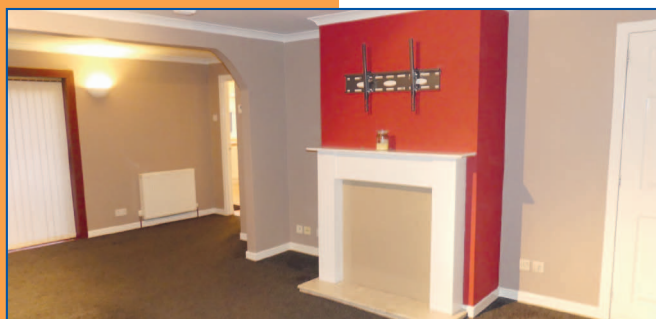




solicitors • estate agents

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

caithnessproperty.co.uk

8 THE CRESCENT, GLENGOLLY, THURSO

Situated in the hamlet of Glengolly, which is approximately 2 miles from Thurso, is this three bedroom semi-detached property which benefits from oil central heating and timber double glazing. The spacious lounge/diner enjoys a dual outlook with sliding double door opening onto the patio and an attractive open fireplace (currently not in use). There is a large modern kitchen/breakfast room with under unit and floor level lighting. The hallway offers access to bedroom 3 and the contemporary fitted bathroom, and stairs to the first floor. Upstairs from the landing are two good sized bedrooms. To the front elevation is a small area of garden offering off-road parking and a fully enclosed garden to the rear. Making an excellent family home viewing is highly recommended.

OFFERS OVER £85,000

Hallway **4.55m x 1.99m 14'11" x 6'6" max**

Partially glazed timber front door. Window to side. Carpet. Radiator. Stairs to first floor. Door to under stairs storage.

Living Room **6.45m x 5.05m 21'02" x 16'07" max**

Window to front. Double sliding patio door to the rear. Open fireplace (currently blocked) with marble hearth and wooden surround. Carpet. Small storage cupboard. TV and telephone point. Two radiators. Wall light. Wall mounted TV bracket.

Kitchen **4.32m x 3.75m 14'2" x 12'03"**

Fully fitted modern kitchen with various eye and base level units, under unit lighting, wood panelling splash back and work top space. Fitted Neff stainless steel single oven with four ring hob and stainless steel hob above. Services for washing machine. Space for dishwasher, fridge freezer and tumble dryer. Ample space for table and chairs. Double aspect windows with views to the garden. Tiled flooring. Radiator. Cupboard housing the electrics. Partially glazed timber door to the garden.

Bedroom 3 **2.70m x 2.42m 8'10" x 7'11"**

Window to front. Carpet. Radiator.

Bathroom **2.51m x 1.95m 8'3" x 6'4"**

WC with push top flush. P-shaped shower bath with contemporary Mira shower above. Winged wash hand basin with storage unit below and mirror above. Wet wall. Vinyl flooring. Radiator. Window to side.

Landing

Hatch access to the loft. Carpet. Storage cupboard with shelf.

Bedroom 2 **3.52m x 3.03m 11'6" x 9'11"**

Window to side. Carpet. Radiator. Recessed shelving.

Bedroom 1 **4.30m x 3.99m 14'1" x 13'1" max**

Window to front with partial sea, countryside and river views yonder. Radiator. Carpet. Telephone point.

Garden

The front of the property has a combination of stone chips that are bordered with hedging and a traditional Caithness stone wall, along with attractive paving offering convenient off-road parking. A pathway leads to the fully enclosed rear garden which is laid mainly to grass and has a small patio area and pathway. A timber shed can be found along with the oil tank, boiler, outside tap and 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 7XL

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

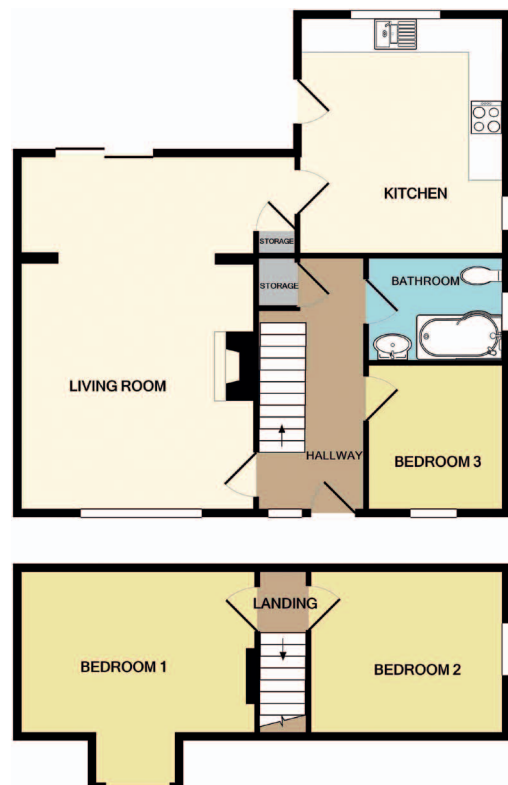
Offers over £85,000 should be submitted to our Thurso Office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

A small hamlet being approximately 2 miles from Thurso. 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.