



Young  
Robertson  
& Co.

solicitors • estate agents

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## 16A ROTTERDAM STREET, THURSO

Fantastic opportunity to purchase a spacious two/three bedroom flat set on the first floor of a period building, situated in the centre of Thurso. The flat benefits from its own private entrance to the rear and retains many of the period features such as high ceilings, decorative architraving, generous room proportions and transoms in the hallway flooding light through the rooms. In need of modernisation, the flat presents excellent potential and will appeal to a wide range of purchasers, particularly first time buyers, those seeking a renovation project and buy to let investors alike. The property benefits from UPVC double glazing, gas central heating and comprises hallway, living room, contemporary Ashley Ann fitted kitchen, dining room bedroom 3, two bedrooms, bathroom with four piece suite and excellent storage throughout. Viewing is highly recommended.

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 

**OFFERS OVER £69,995**

## Hallway

**3.92m x 2.20m 12'10" x 7'2"**

Partially glazed uPVC front door with side glazed panel. Carpet. Radiator. Wall mounted mirror. Large shelved storage cupboard offering excellent storage. Telephone point. Cupboard housing electrics. Coat hooks to wall.



## Living Room

**4.29m x 4.29m 14'1" x 14'1"**

Twin windows to front. Carpet. Radiator. Gas fire set on marble effect surround and hearth with wooden mantle surround. Wall lights. TV and telephone point.

## Kitchen

**3.305m x 2.96m 10' x 9'8"**

15 panel glass door to kitchen. Modern fitted kitchen with various eye and base level units with work top space and splash back. Stainless steel fitted single over(electric) with four ring gas hob and extractor above. 1½ bowl stainless steel sink with mixer tap and drainer. Services for washing machine, space for fridge. Boiler. Wood lined ceiling and window that faces to rear. Provisions for radiator. Wall mounted shelving unit. Wood effect vinyl flooring.



## Dining Room/Bedroom 3

**3.99m x 2.95m 13'1" x 9'8"**

15 panel glazed door from hallway. Window to rear. Tiled fireplace (currently not in use). Radiator. Carpet. TV point.

## Bedroom 1

**3.59m x 3.52m 11'9" x 11'6"**

Sliding mirrored doors to built in wardrobe with hanging rail and fitted shelving. Carpet. Radiator. Twin windows to front.

## Bedroom 2

**2.91m x 2.58m 9'6" x 8'5"**

Window to front. Carpet. Radiator.

## Bathroom

**3.02m x 2.01m 9'11" x 6'7"**

Tiled corner shower enclosure with electric shower. WC. Wash hand basin with mirror above. Bath. Wall mounted bathroom cabinet. Wood lined ceiling and partial wood covering to walls. Radiator. Twin window to rear. Wood effect vinyl flooring.

## General Information

The floor coverings, curtains and blinds as fitted are included in the sale. 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 8EN

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

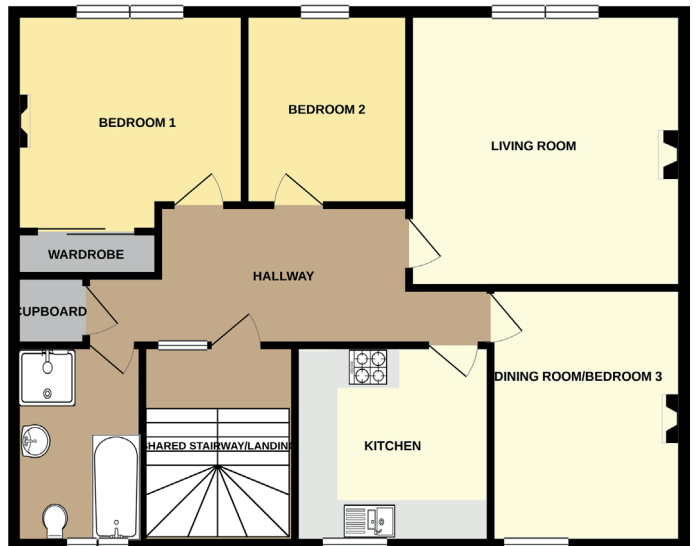
Offers Over £69,995 should be submitted to our Thurso Office.

## 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.*