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32 ORKNEY VIEW, THURSO

Constructed around 2008 is this link detached three bedroom property with attached garage and off-road parking.

A sought after residential area this light and spacious property benefits from oil central heating and UPVC double glazing and is offered with no onward chain.

In walk in condition the property features a spacious living/dining room with patio doors leading out to the garden along with a convenient downstairs cloak room and modern fitted kitchen which offers access to the garage.

Upstairs from the landing are three bedrooms, two of which have fitted integral wardrobes and the bathroom which has a four piece suite.

Outside is a good sized fully enclosed rear garden which may appeal to families with young children or animals. In excellent condition throughout viewing is highly recommended.

OFFERS OVER £160,000

Hallway

Partially glazed uPVC front door. Door to large under stairs cloak cupboard offering excellent storage. Vinyl flooring. Radiator. Stairs to first floor.

Living/Dining Room 6.59m x 3.21m 21'7" x 10'6"

15 panel glass door from hallway. Window to rear. Sliding patio doors to garden. Carpet. Two radiators. TV point.

Kitchen 4.09m x 2.97m 13'5" x 9'8"

Modern fitted kitchen with breakfast bar area and various eye and base level units with work top space and splash back tiling. Single oven with four ring hob and extractor above. Stainless steel sink with mixer tap and drainer. Integrated fridge. Window to front. Radiator. Door to garage.

WC 2.39m x 1.37m 7'6" x 4'6"

WC with push top flush. Wash hand basin with splash back tiling. Radiator. Tile effect vinyl flooring. Extractor.

Landing

Window to front. Carpet. Radiator. Wall light. Cupboard housing the hot water tank system.

Bathroom 2.84m x 2.31m 9'4" x 7'7"

Corner shower enclosure with wet wall and dual head thermostatic shower. Bath with splash back tiling. WC with push top flush. Wash hand basin with splash back tiling, mirror and shaver light point above. Radiator. Tile effect vinyl flooring. Window to front.

Bedroom 1 4.08m x 2.85m 13'4" x 9'4"

Mirrored sliding doors to large built in wardrobe with hanging rail and shelf. Window to rear with views to Scrabster and Thurso skyline. Radiator. Carpet. TV point.

Bedroom 2 2.92m x 2.18m 9'7" x 7'2"

Mirrored sliding doors to large built in wardrobe with hanging rail and shelf. Radiator. Carpet. TV point. Hatch access to the loft.

Bedroom 3 2.80m x 2.47m 9'2" x 8'1"

Window to side. Carpet. Radiator. TV point.

Garage 6.24m x 3.09m 20'5" x 10'2"

Up and over door. Power and water. Boiler. Electrics to wall.

Garden

The front garden is open plan and laid to grass with pathways and gated access to the side of the property. To the rear is a good sized fully enclosed garden which may appeal to those with young children or animals. L-shaped

and laid to lawn with ranch style fencing. Steps lead down from the patio doors off the lounge and the garage to a small patio area. Outside tap, oil tank and a drying area can be found. A paved pathway wraps around to the side and front of the property allowing convenient access for refuse.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from property@youngrob.co.uk.

Council Tax

The subjects are in band C. 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

C

Postcode

KW14 8DF

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £160,000 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.

