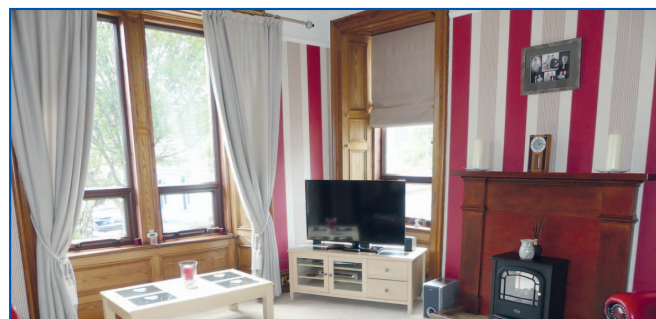
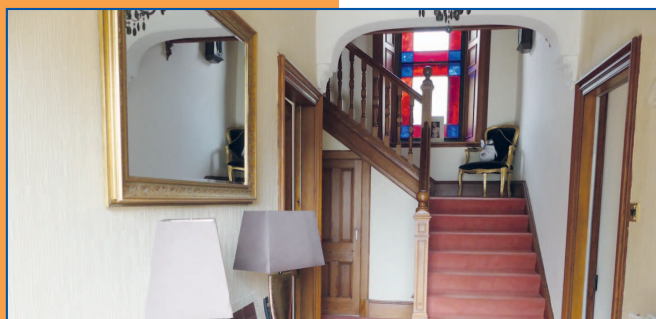




solicitors • estate agents

# Young Robertson & Co.



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## 46 ROSE STREET, THURSO

This beautiful 5 bedroom detached property, with attached 1 bedroom annex, is full of character and combines both modern and traditional features throughout. In a sought after location the property is only a short walk from the town centre and benefits from uPVC double glazing and town gas central heating. Retaining many original period features including ornate cornicing, high skirtings and an impressive staircase accommodation to the main house comprises vestibule, hallway, sitting room, dining room, kitchen, bedroom and cloak room to the ground floor. Upstairs are four bedrooms, the family bathroom and large storage cupboard. The annex, which could be let out as a holiday let or Air bnb, has its own separate access in addition to the internal access from the kitchen. It consists of a large living room with double sliding doors to the patio, bedroom and shower room. Externally are attractive fully enclosed mature garden grounds and a large attached garage with workshop area and off road parking space. Offering flexible living accommodation viewing is highly recommended to fully appreciate this wonderful family home.

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**OFFERS OVER £200,000**

## Vestibule **1.31m x 0.68m 4'3" x 2'2"**

Partially glazed timber double entrance doors with transom. Wood lined walls and ceiling. Partially decorative glazed door to hallway with transom.

## Hallway

Generous hallway with a attractive tiled flooring. Impressive carpeted staircase to the first floor with storage below.

## Sitting Room **4.55m x 4.26m 14'11" x 13'11"**

Double aspect windows with surrounding window shutters. Fireplace, currently not in use, with tiled hearth and wooden surround. Carpet. Two radiators. TV and telephone point. Shelves storage cupboard.

## Dining Room **4.40m x 3.81m 14'5" x 12'6"**

Window to front. Two radiators. Shelved storage cupboard. Tiled fireplace, currently not in use. TV point.

## Cloak Room **1.30m x 0.96m 4'3" x 3'2"**

WC. Corner wash hand basin with splash back tiling. Radiator. Wood effect vinyl flooring. Window to rear.

## Bedroom 3 **3.78m x 2.53m 12'4" x 8'3"**

Hard wood flooring. Window to rear. Radiator.

## Kitchen **3.74m x 2.71m 12'3" x 8'10"**

Fully fitted kitchen with various eye and base level units. Large stainless steel five ring gas hob with splash back tiling and extractor above. Fitted double oven at eye level. Services for washing machine and tumble dryer. Stainless steel sink with mixer tap and drainer. Space for fridge freezer. Two windows to rear, one with storage unit below. Wood effect vinyl flooring. Opening and step down to annex.

## Landing

Large stained glass window to stairwell. Carpet. Large storage cupboard (1.67m x 1.29m)

## Bedroom 1 **4.17m x 3.85m 13'8" x 12'7"**

Door to cupboard housing hanging rail and shelf. Hard wood flooring. Radiator. TV point.

## Bedroom 2 **4.11m x 3.70m 13'6" x 12'1"**

Double aspect windows with views to Thurso skyline and countryside beyond. Carpet. Radiator. Shelved storage cupboard.

## Bedroom 4 **2.94m x 2.66m 9'8" x 8'8"**

Window to side. Carpet. Radiator.

## Bedroom 5 **2.92m x 2.54m 9'7" x 8'4"**

Skylight window. Carpet. Radiator.

## Bathroom **2.87m x 2.23m 9'5" x 7'4"**

Wash hand basin with splash back panel, mirrored bathroom cabinet and shaver point light above. WC. Bath with shower screen, wet wall and thermostatic shower above. Extractor. Radiator. Vinyl flooring. Deeply silled window to rear.

## Annex:

## Entrance Vestibule **1.58m x 1.42m 5'2" x 4'8"**

Glazed uPVC front door. Carpet. Radiator.

## Living Room **5.52m x 2.80m 18'1" x 9'2"**

Window to rear. Double sliding doors to patio. Carpet. Two radiators. Boiler. Coat hooks to wall.

## Bedroom **3.90m x 3.85m 12'9" x 12'7"**

Twin windows to rear. Carpet. Radiator. Two telephone points. Hatch access to roof void.

## Shower Room **2.33m x 1.52m 7'7" x 5'**

Sliding glazed door to large shower enclosure with wet wall and thermostatic shower. WC with push top flush. Wash hand basin with mirror above. Tile effect vinyl flooring. Radiator. Extractor. Window to rear.

## Garage **5.62m x 3.20m 18'5" x 10'6"**

Up and over door. Window and pedestrian access to side. Power. Off road parking to front of garage.

## Garden

There are two large mature garden areas to the front of the property. Fully enclosed and well stocked with flowers, plants, shrubs and occasional trees with areas of lawn. An attractive raise patio lies to the front of the living room annex.

## 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 D. 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 7HN

## Entry

By arrangement.

## Viewing

By arrangement with our Thurso Office.

## Price

Offers Over £200,000 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.*

