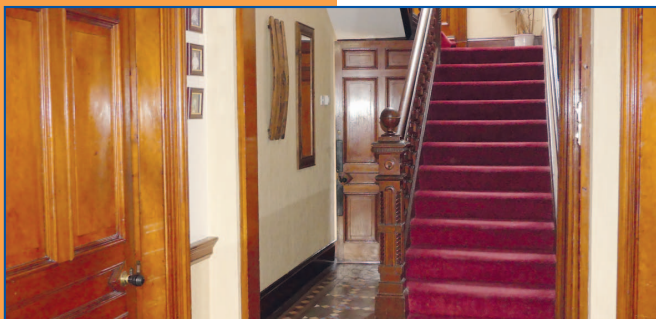




solicitors • estate agents

Young Robertson & Co.



10 JANET STREET, THURSO

Excellent opportunity to purchase this substantial B listed 5 bedroom period property that has two garages and is located in a sought after conservation area which is conveniently located within walking distance of the town centre and local nursery/primary school. This fine charming property, which retains many original period features including intricate ornate cornicing, wood panel surrounds to windows, high skirting's and an impressive staircase, enjoys lovely views to Thurso River. Benefitting from a combination of sash and case and uPVC windows, town gas central heating and a multi-fuel stove in the living room the property offers excellent storage throughout and many of the rooms enjoy double aspect windows and fireplaces (currently not in use). With well pro-portioned rooms accommodation comprises vestibule, hallway, living room, dining room, study, bedroom, kitchen, rear lobby, shower room and utility room to the ground floor. There is also access to the attached garage from the inner hallway. The bathroom leads off the split level staircase and from the landing there are four further bedrooms and a large linen cupboard. To the rear of the property is a large mature private garden with lean to greenhouse, garden shed and detached garage that is accessed from Brabster Street. This tasteful property offers spacious and flexible family accommodation and viewing is highly recommended.

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OFFERS OVER £245,000

Vestibule

Timber double doors with transom above. Flagstone flooring. Wood panelled walls and ceiling. Stained glass door with transom to hallway.

Hallway

Beautifully tiled floor. Staircase to first floor with storage cupboard below. Radiator. Dado rail. Coat hooks to wall.

Living Room 5.73m x 4.21m 18'9" x 13'9" max

Multi-fuel stove set in feature fireplace with stone surround and wooden mantelpiece. Bay window to front. Two radiators. Recessed dresser unit with decorative glass shelving, mirrors and cupboard. Carpet. TV point. Shelves storage cupboard.

Dining Room 3.95m x 3.45m 12'11" x 11'4"

Window to front. Carpet. Radiator. Picture rail. Open fire with tiled surround and decorative wooden mantle.

Kitchen 3.33m x 2.39m 10'11" x 7'10"

Fitted kitchen with various eye and base level units with work top space and stainless steel splashback. Fitted stainless steel four ring gas hob with extractor above. Double oven at eye level. 1 1/2 bowl stainless steel sink with mixer tap and drainer. Window to side and rear. Vinyl flooring. Space for fridge freezer.

Study 3.81m x 2.97m 12'5" x 9'9"

Fitted unit to recess. Carpet. Radiator. Window to rear lobby. Picture rail.

Bedroom 3 3.60m x 2.94m 11'10" x 9'9"

Window to rear. Picture rail. Radiator. Carpet. TV point.

Inner Hallway 3.93m x 1.71m 12'11" x 5'7"

Window and glazed uPVC door to rear. Vinyl flooring.

WC 1.71m x 1.43m 5'7" x 4'8"

WC with push top flush. Wash hand basin with mirrored bathroom cabinet above. Corner shower enclosure, fully tiled with electric shower. Towel radiator. Tiled flooring. Dimplex wall mounted fan heater. Window to rear. Wood panelling to walls.

Utility Room 2.68m x 2.23m 8'9" x 7'3" max

Fitted work top space. Services for washing machine and dishwasher. Space for tumble dryer. Extra deep utility sink. Space for tumble dryer. Dimplex wall mounted electric heater. Tiled flooring. Window to rear.

Landing

Split level landing. Carpet. Radiator. Skylight.

Bathroom 3.23m x 1.35 10'7" x 4'5"

Bath with shower tap attachment. Wash hand basin set in vanity unit with fitted mirror with lights and glass shelf. WC. Radiator. Fully tiled walls. Hard wood flooring. Two windows. Radiator. Large shelved linen cupboard.

Bedroom 4 3.52m x 2.97m 11'6" x 9'8"

Double aspect windows. Fitted wash hand basin with mirror above and wet wall surround. Carpet. Attractive fireplace (sealed). Wall light. Radiator.

Bedroom 1 5.41m x 4.15m 17'9" x 13'7"

Bay window to front and window to side. Carpet. Two radiators. TV point. Wash hand basin with splash back tiling, fitted mirror and shelf above. Cupboard to recess.

Linen Store 2.59m x 1.41m 8'6" x 4'7"

Window to front. Carpet. Radiator. Fitted shelving.

Bedroom 2 3.94m x 3.57m 12'11" x 11'8"

Tiled fireplace with decorative wooden mantel. Storage cupboard to recess. Carpet. Radiator. Wash hand basin with splash back tiling, fitted mirror and shelf above. Window to front.

Bedroom 5 3.31m x 2.97m 10'10" x 9'9"

Wash hand basin with splash back tiling, fitted mirror and shelf above. Radiator. Fitted wall light. Carpet. Hatch with fitted ladder to the loft. Window to rear.

Attached Garage 8.05m x 3.59m 26'04" x 11'09"

Sliding garage door. Boiler. Fitted shelving. Gas meter. Sliding pedestrian door to inner hallway.

Detached Garage 6.60m x 3.37m 19'10" x 11'0"

Up and over door accessed from Brabster Street. Window to side. Pedestrian door to side. Power.

Garden

There is a large attractive fully enclosed garden to the rear which is laid mainly to lawn with borders of flowers and shrubs, trellis and pergola. Largely bounded with high stone walls creating privacy and shelter. A lean to green house and timber shed are also included in the sale.

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 E. 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 7AR

Entry

By arrangement.

Viewing

By arrangement with our Thurso Office.

Price

Offers over £245,000 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.