



solicitors • estate agents

# Young Robertson & Co.



## 17 SPRINGPARK TERRACE, THURSO, KW14 8NN

**29 TRAILL STREET  
THURSO KW14 8EG**  
tel: 01847 896177  
fax: 01847 896358  
[property@youngrob.co.uk](mailto:property@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

**21 BRIDGE STREET  
WICK KW1 4AJ**  
tel: 01955 605151  
fax: 01955 602200  
[wick@youngrob.co.uk](mailto:wick@youngrob.co.uk)  
[youngrob.co.uk](http://youngrob.co.uk)

Within comfortable walking distance to the town centre, local convenience store and primary school is this three bedroom terraced property which has recently had new uPVC windows and doors installed and benefits from town gas central heating. In need of some modernisation accommodation comprises entrance vestibule, hallway, sitting room, kitchen diner and bathroom to the ground floor. Upstairs are three good sized bedrooms off the hallway which also offers access to the loft which is floored and makes excellent use of space. This area may also be suitable for further development subject to necessary planning consent. The low maintenance front and rear gardens are stone chipped and incorporate a drying area and access for refuse disposal. Close to a local play park this property this property is ideal for the growing family. Viewing is recommended to appreciate the size and potential the property offers.

## **Entrance Vestibule**

**2.10m x 1.04m 6'11" x 3'5"**

Partially glazed uPVC front door. Window to front. Laminate flooring. Door to under stairs cupboard housing the electrics. 15 panel glazed door to hallway.

Coat hooks to wall.

## **Hallway**

Radiator. Laminate flooring. Stairs to first floor.

## **Sitting Room**

**4.14m x 3.50m 14' x 13'7"**

Feature wall with tongue and groove wood lining, shelving and fitted Fyfe stone fireplace with gas fire insert and Caithness stone hearth. Carpet. Radiator. Window to front. TV and telephone point.

## **Kitchen/Diner**

**3.50m x 2.87m 14' x 9'5"**

Various fitted eye and base level units with work top space and splash back tiling. 1½ bowl sink. Services for washing machine. Space for fridge freezer, tumble dryer and cooker. Laminate flooring. Radiator. Window to rear. Ample space for table and chairs. Partially glazed door to garden.

## **Bathroom**

**2.46m x 2.05m 8'1" x 6'9"**

WC. Wash hand basin with mirror and light fitting above. Bath with electric shower above. Partial tiling to walls. Tiled flooring. Radiator. Window to rear.

## **Landing**

Window to stairwell. Carpet. Door to floor area (4'6" x 3'3") with hatch and ramsay ladder that leads to the loft space which is floored and makes excellent use of space. This area may offer a further development opportunity subject to necessary planning consents.

## **Bedroom 1**

**3.88m x 3.22m 12'9" x 10'7"**

Window to front. Double louvre doors to fitted wardrobe. Carpet. Radiator. TV point.

## **Bedroom 2**

**3.83m x 2.92m 12'7" x 9'7" max**

Window to rear with views to the Thurso skyline and Scrabster. Carpet. Radiator. Airing cupboard housing the hot water tank.

## **Bedroom 3**

**3.47m x 2.84m 11'5" x 9'4"**

Carpet. Radiator. Window to rear with views to the Thurso skyline and Scrabster.

## **Garden**

The front garden is laid with stone chips and bounded with a block built and attractive Caithness slab wall. The rear split level garden includes a rear patio with steps leading down to the remainder of the garden which is stone chipped and bounded with traditional slab walls and fencing. There is also access to a pathway offering use for refuge disposal.

## **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**

E

## **Entry**

By arrangement.

## **Viewing**

By arrangement with our Thurso Office.

## **Price**

Offers Over £75,000 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.